



11 Glebe Close, Bexhill-on-Sea, East
Sussex TN39 3UY



PROPERTY DESCRIPTION

A well presented and extended four bedroom house situated in this sought after cul-de-sac in Cooden. Notable features include two reception rooms, ground floor WC, modern kitchen and bathroom fittings, master bedroom to the second floor with en-suite shower room, lawned rear garden and double driveway. EPC - C.

FEATURES

- Extended Four Bedroom Home
- Mid-Terraced House
- Master Bedroom With En-Suite On The Second Floor
- Good Decorative Order Throughout
- Sought After Cul-De-Sac Within Cooden
- Modern Kitchen, Bathroom & En-Suite Fittings
- Double Driveway
- Walking Distance To Little Common Village
- Two Reception Rooms
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Porch

Accessed via composite front door.

Kitchen

9' 7" x 8' 0" (2.92m x 2.44m) Accessed via part glazed door, with built-in storage cupboard, radiator and comprising single drainer sink with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in and concealed fridge/freezer and dishwasher, space for washing machine, built-in electric oven, four ring ceramic hob with cooker hood over, double glazed window with outlook to front.

Dining Room

14' 10" x 8' 0" (4.52m x 2.44m) With radiator, fitted storage cupboard running the length of one wall with mirror fronted sliding door, double glazed window with outlook to front.

Ground Floor Cloakroom

With concealed cistern low-level WC, wash hand basin, part tiling to walls, tiled floor, radiator, extractor fan.

Living Room

19' 9" x 14' 4" reducing to 10' 7" (6.02m x 4.37m reducing to 3.23m) With two radiators, double glazed window overlooking the rear garden and double glazed double doors leading onto the rear garden.

First Floor Landing

Stairs rising from ground floor entrance hall, with built-in cupboard housing wall mounted combination gas boiler and shelving.

Bedroom Two

13' 11" x 10' 11" (4.24m x 3.33m) With radiator, double glazed window with outlook to rear.

Bedroom Three

13' 4" x 10' 7" (4.06m x 3.23m) With two built-in cupboards, radiator, double glazed window with outlook to front.

Bedroom Four

10' 8" x 8' 5" (3.25m x 2.57m) With radiator, double glazed window to rear.

Bathroom

With modern suite comprising; bath with mixer taps and shower over, further handheld shower attachment and glass screen, wash hand basin with mixer tap and storage below, concealed cistern low level WC, tiled walls, ladder style radiator, tiled floor, ceiling spotlighting, frosted glass double glazed window.

Second Floor Landing

Stairs rising from first floor landing, with built-in storage cupboard.

Bedroom One

16' 6" x 9' 4" (5.03m x 2.84m) With eaves storage cupboard, double glazed window with outlook to rear having rooftop views over Bexhill, archway to recess with hanging space for clothes leading to ensuite.

En-Suite Shower Room

Large shower cubicle with glass screen and chrome chrome fittings, wash hand basin with mixer tap and storage cupboard below, low level WC, chrome ladder radiator, tiled walls and flooring, double glazed window.

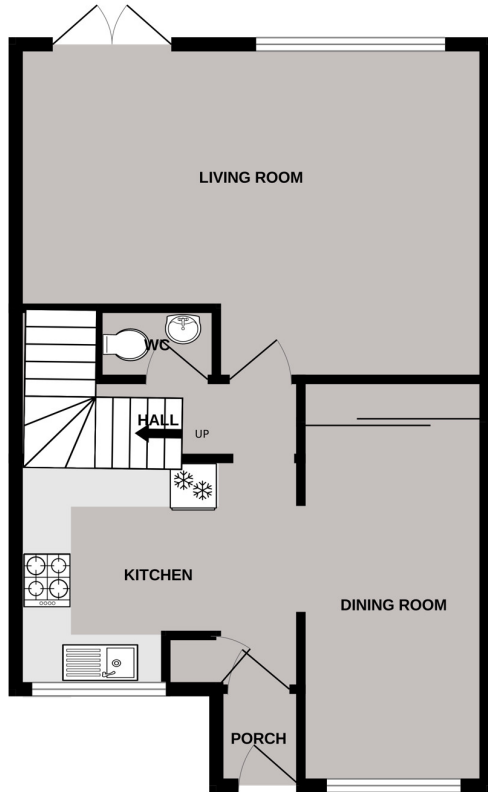
Outside

The front of the property is approached via a double driveway with water tap and outside power point.

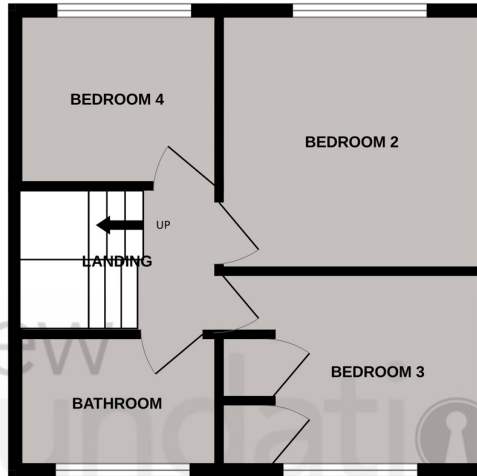
The rear garden measures approximately 34' and has an area of decking leading onto a lawned area of garden with some patio at the foot of the garden, small plastic shed, outside power point, covered area over the decking, gated access onto a rear twitten.

FLOORPLAN

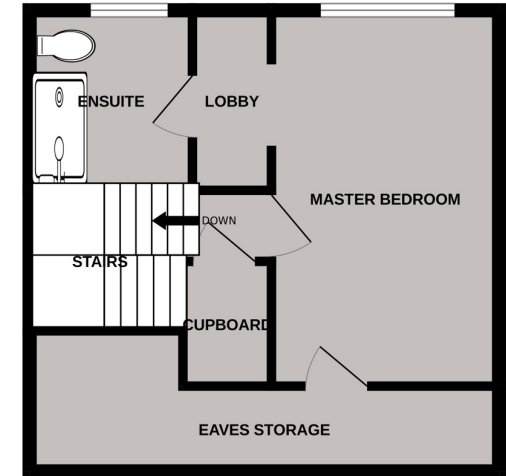
GROUND FLOOR



1ST FLOOR



2ND FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

