



10 Crowmere Avenue, Bexhill-on-Sea,  
East Sussex TN40 2BA



## PROPERTY DESCRIPTION

A well presented three bedroom 1930's semi-detached house situated in the sought after 'Chantry' area of Bexhill which is located just under a mile from Bexhill Town Centre, railway station and seafront whilst also being within close proximity to the local primary school & shop. The accommodation has been improved by the vendor in recent years and comprises; entrance hall, bay fronted lounge, modernised kitchen/diner, re-fitted ground floor shower room and three first floor bedrooms. Outside there is a good size rear garden. EPC - D.

## FEATURES

- Charming 1930's Semi-Detached House
- Sought After 'Chantry' Location
- Three Bedrooms
- Modernised Kitchen/Diner
- Re-Fitted Contemporary Ground Floor Shower Room
- Bay Fronted Lounge
- Good Size Rear Garden
- Close Proximity To Local Shop, Park & Primary School
- Less Than A Mile From Bexhill Town Centre
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, double glazed patterned window, radiator, stairs rising to the first floor.

### Lounge

Double glazed window to the front, radiator, television point.

### Kitchen/Diner

Double glazed window to the rear overlooking the garden, spotlights, a modern fitted kitchen comprising; a range of solid wood working surfaces with inset butler sink with mixer tap, space for range style cooker with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in fridge/freezer and dishwasher, space for washing machine, radiator, under-stairs cupboard with window, UPVC door with double glazed patterned insert leading to the garden.

### Shower Room

Two double glazed patterned windows to the rear, a modern re-fitted suite comprising; large fully tiled walk-in shower cubicle with chrome controls and shower over, wash hand basin with solid wood work surface and cupboard under, low level WC, heated ladder style towel rail.

### First Floor Landing

Access to loft space via hatch.

### Bedroom One

Double glazed window to the front, radiator, feature decorative fireplace, alcove above the stairs that could be used for study area or storage.

### Bedroom Two

Double glazed window to the rear overlooking the garden, radiator, decorative fireplace.

### Bedroom Three

Double glazed window to the rear overlooking the garden, built-in cupboard housing gas fired boiler, radiator.

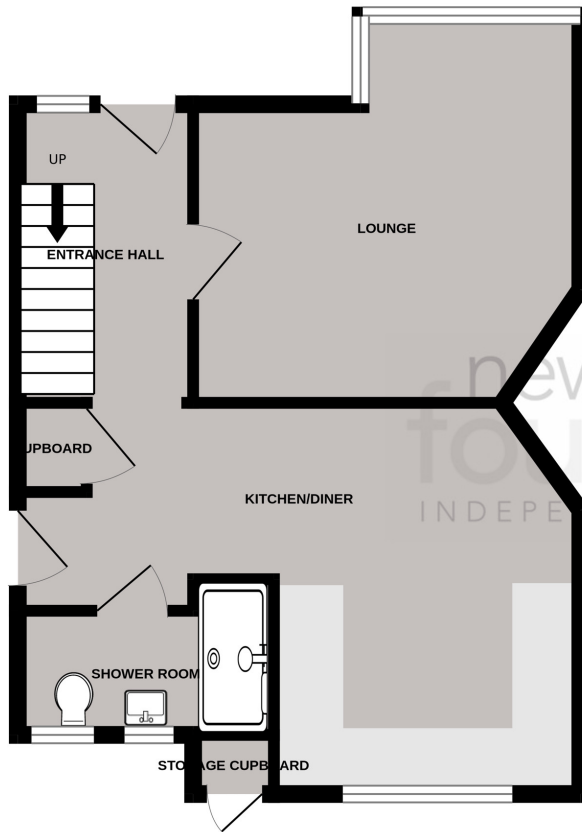
### Outside

To the front there is a lawned garden with various mature shrubs and bushes, side access leading to the rear garden and kitchen side door.

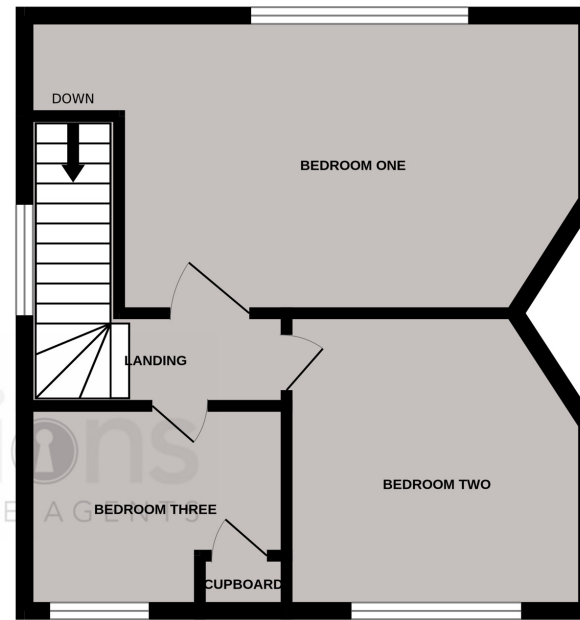
To the rear there is a good size garden with various mature shrubs and bushes, timber framed shed, the remainder of the rear garden is mainly laid to lawn.

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

