

£347,500 Freehold



3 Allen Way, Bexhill-on-Sea, East
Sussex TN40 2RE



PROPERTY DESCRIPTION

A delightfully extended 4 bedroom semi detached house situated on the outskirts of Bexhill but within easy reach of local shops, schools, Bexhill college and Ravenside Retail Park. The accommodation comprises enclosed entrance porch, entrance hall, sitting room, dining room, conservatory, kitchen, family bathroom, en-suite bathroom to master bedroom, double glazed, gas boiler and radiators, garden and GARAGE.

EPC-D

FEATURES

- 4 Bedroom semi detached house
- Family Bathroom
- En-Suite Bathroom To Master Bedroom
- Conservatory
- Garage and Driveway
- Council Tax Band C
- Living Room and Separate Dining Room
- Double Glazed
- Gas Boiler and Radiators





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to enclosed entrance porch with brick base and double glazed windows. Further door leading to entrance hall with radiator, double glazed window.

Sitting room

14' 8" x 12' 3" (4.47m x 3.73m) Double glazed window overlooking the front garden, feature wooden fire surround with fitted coal effect gas fire, television point, radiator, understair storage cupboard.

Dining room

9' 2" x 8' 3" (2.79m x 2.51m) With wood effect flooring, radiator, double glazed patio doors leading into the conservatory.

Conservatory

7' 6" x 6' 3" (2.29m x 1.91m) With wood effect flooring, brick base and UPVC double glazed windows and door leading onto the rear garden.

Kitchen

8' 11" x 8' 8" (2.72m x 2.64m) Double glazed window overlooking the garden, one and a half bowl stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine, range of working surfaces with cupboards and drawers under, spaces for dishwasher and fridge freezer, built in four ring gas hob with electric ovens below, extract hood over with cupboards to either side, wall-mounted gas boiler, part tiled walls, double glaze door leading to the side garden.

Landiing

Stairs rising to the first floor landing with double glazed window, built in airing cupboard with shelving and radiator.

Bedroom 2

10' 2" x 7' 8" (3.10m x 2.34m) Double glazed window overlooking the front of the property, radiator.

Bedroom 3

9' 3" x 8' 10" (2.82m x 2.69m) Double glazed window overlooking the rear of the property, radiator.

Bedroom 4

7' 9" x 7' 0" (2.36m x 2.13m) 2 double glazed windows overlooking the side and the front of the property, radiator, storage cupboard.

Family Bathroom

Fitted panel bath with electric shower over and shower screen, wash hand basin with mixer tap with cupboard under, low-level WC, two double glazed windows, tiled walls, radiator, extractor fan.

Inner landing

With radiator, storage space, stairs leading to the second floor landing with Velux window, storage cupboard.

Bedroom 1

15' 3" x 7' 4" (4.65m x 2.24m) Having two double glazed windows, two radiators.

En-suite bathroom

Fitted panel bath with mixer tap and shower attachment, low-level WC, wash hand basin, tiled floor, part tiled walls, heated towel rail and extractor fan

Outside

To the front of the property the gardens are laid to lawn with flower and shrub borders, gated side access.

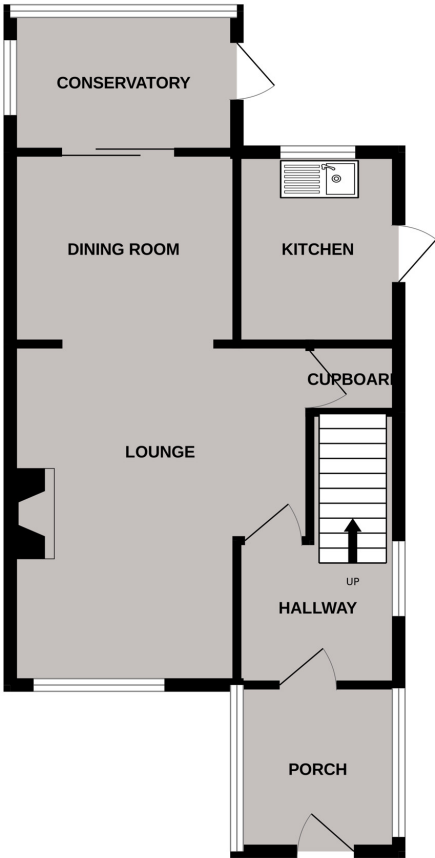
The principal area of gardens are located to the rear of the property laid to lawn with flower and shrub borders, timber shed, patio area, and courtesy door to the garage.

Garage

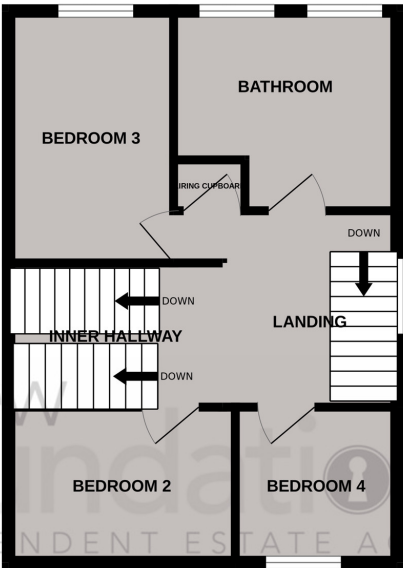
Garage located off Lesley Close

FLOORPLAN

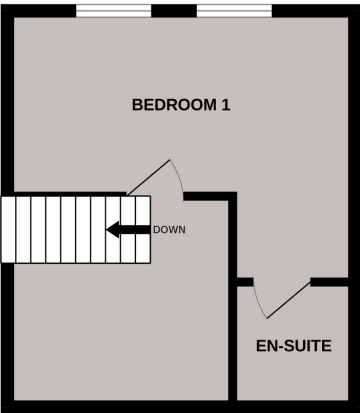
GROUND FLOOR



1ST FLOOR



2ND 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
Very energy efficient - lower running costs			64	82
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

