



13 Pelton Close, Bexhill-on-Sea, East  
Sussex TN39 4GG



## PROPERTY DESCRIPTION

A recently built 3 bedroom semi detached house attractively located in a quiet close with a large wooded area to the front. Notable features include larger than average westerly facing garden, Ensuite shower room to master bedroom, ground floor Wc, Kitchen/diner with built in appliances, immaculate presentation, good sized garage and driveway. EPC B

## FEATURES

- Recently built 3 bedroom semi detached house
- Good sized garden
- Ensuite to Bedroom 1
- Kitchen/Diner overlooking the rear garden
- Ground floor Wc
- Garage and private driveway
- Attractive and tucked away setting
- Council tax - D
- Still under NHBC warranty





## ROOM DESCRIPTIONS

### Entrance Hall

Part glazed composite front door leading to entrance hall with radiator. Door to

### Ground floor Wc

With low-level cistern, wash hand basin, radiator, extractor fan.

### Living Room

17' 9" x 12' 3" (5.41m x 3.73m) With under stairs storage cupboard, TV aerial point, two radiators, double glazed bay window with outlook to front having a pleasant open outlook to the front (see photo) Door to inner hallway with stairs to first floor landing.

### Kitchen/Dining room

15' 6" x 10' 7" (4.72m x 3.23m) With a range of fittings comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric oven with four ring gas hob and stainless steel cooker hood over, built-in and concealed fridge freezer, dishwasher and washing machine, wall mounted gas boiler concealed behind cupboard, double glazed window overlooking the rear garden. Dining area with radiator and double glazed double doors leading onto the rear garden.

### Landing

Stairs from ground floor to first floor landing with hatch to loft space, built in storage cupboard with shelving.

### Bedroom 1

10' 8" x 9' 10" (3.25m x 3.00m) With built-in wardrobe, radiator, two double glazed windows with outlook to rear. door to

### Ensuite Shower room

With tiled shower cubicle with glass doors and chrome fittings, low level WC, pedestal wash hand basin with mixer tap, part tiling to walls, shaver point, radiator, extractor fan, double glazed window with outlook to rear.

### Bedroom 2

13' 0" x 8' 1" (3.96m x 2.46m) With radiator, double glazed window overlooking the front of the property

### Bedroom 3

7' 6" x 7' 2" (2.29m x 2.18m) With radiator, double glazed window with outlook to front.

### Main Bathroom

With white suite comprising panelled bath with mixer tap and shower over with glass shower screen, pedestal wash hand basin low level WC, part tiling to walls, ladder radiator, extractor fan, double glazed window

### Outside

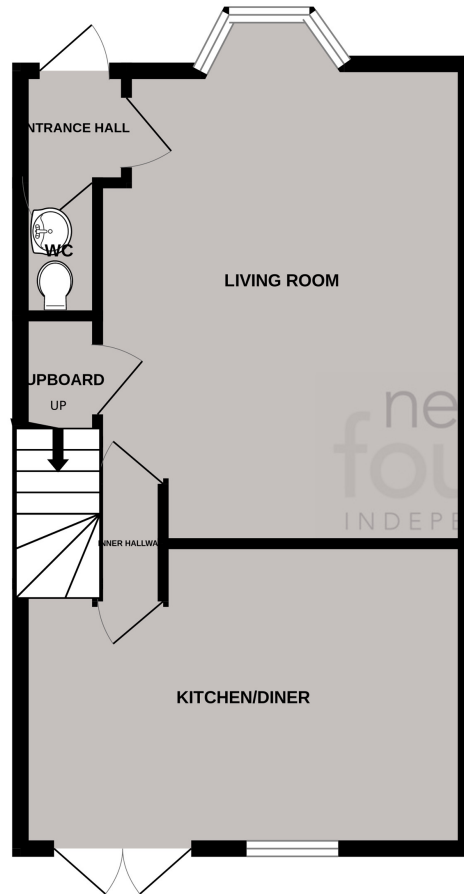
Rear garden facing in a Westerly direction being of a larger than average size measuring approx 60' in length x 31' in width with patio and large area of lawn fenced all round, additional smaller area of patio immediately behind the garage and gated access down the side to the front. Small area of front garden laid to lawn. Private driveway leading up to the garage.

### Garage

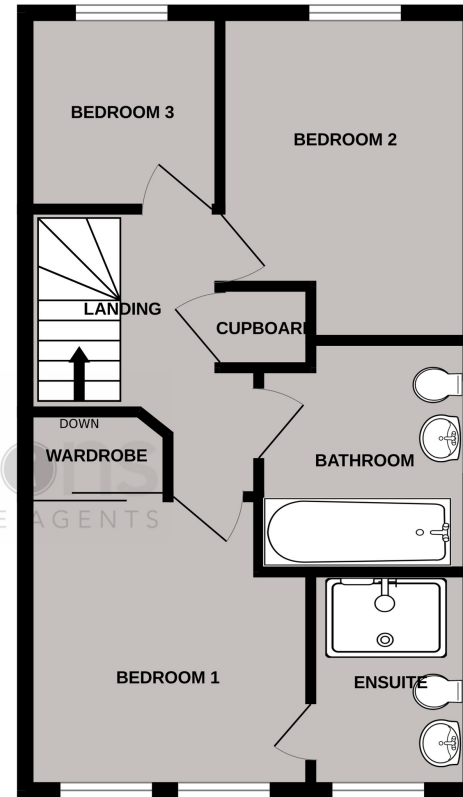
20' 5" x 10' 7" (6.22m x 3.23m) Accessed via metal up and over door with power and light and roof storage space.

# FLOORPLAN

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	

