

£305,000 Freehold



**5 Chandler Road, Bexhill-on-Sea, East  
Sussex TN39 3QN**





## PROPERTY DESCRIPTION

A well presented older style FOUR BEDROOM terraced house situated in the sought after COLLINGTON AREA of Bexhill and within a short walk of Bexhill Downs. Set over three floors the accommodation comprises; entrance vestibule, entrance hall, spacious 31' lounge/dining room, modern kitchen with access to the garden, three first floor bedrooms and family bathroom and a further bedroom on the second floor. Outside there is a well maintained rear garden with patio and lawn areas. EPC - D.

## FEATURES

- Four Bedroom Mid-Terrace House
- Sought After Collington Area
- Period Older Style Family Home
- Level Garden With Lawn Area & Patio
- Modern Kitchen/Breakfast Room
- First Floor Family Bathroom
- Impressive 31' Lounge/Dining Room
- Short Distance To Tesco Express & Collington Train Station
- Walking Distance To Bexhill Downs
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Vestibule

Accessed via wooden front door.

### Entrance Hall

Stairs rising to the first floor, ceiling coving.

### Lounge/Dining Room

31' 3" x 8' 9" (9.53m x 2.67m) Double glazed windows to the front and rear, ceiling coving, picture rail, two radiators, feature fireplace with inset gas fire, useful under-stairs cupboard.

### Kitchen/Breakfast Room

21' 2" x 6' 7" (6.45m x 2.01m) Double glazed windows to the side and rear, double glazed door to the rear leading to the garden, radiator, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, space for cooker, a range of matching wall and base cupboard with fitted drawers, space for washing machine and tall fridge/freezer, cupboard housing meters, wall mounted gas fired boiler

### First Floor Landing

Stairs rising to the second floor.

### Bedroom One

14' 0" x 7' 8" (4.27m x 2.34m) Double glazed windows to the front, radiator.

### Bedroom Two

16' 11" x 5' 11" increasing to 8' 0" (5.16m x 1.80m increasing to 2.44m) Double glazed window to the rear, radiator.

### Bedroom/Office

10' 10" x 4' 8" (3.30m x 1.42m) Double glazed window to the front, radiator.

### Bathroom

10' 7" x 6' 6" (3.23m x 1.98m) Double glazed frosted glass window to the rear, tiled walls, a fitted three piece white suite comprising; P-shaped bath with fitted screen, Victorian stile mixer tap with handheld attachment and electric shower over, pedestal wash hand basin, low level WC, linen cupboard, radiator.

### Second Floor Landing

Recessed storage area.

### Bedroom Three

15' 0" x 8' 6" (4.57m x 2.59m) Double glazed velux window to the rear, eaves storage cupboard.

### Outside

To the front there is a small paved garden for bin storage.

Adjacent to the rear of the property there is a patio area which extends to the side of the kitchen, the remainder of the garden is laid to lawn, timber framed shed.



FLOORPLAN



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

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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