



**30 The Glades, Bexhill-on-Sea, East  
Sussex TN40 2NF**





## PROPERTY DESCRIPTION

A well presented two/three bedroom semi-detached house ideally situated in the sought after 'Chantry' area of Bexhill which is approximately a mile from the town centre, seafront and mainline railway station. The accommodation comprises; entrance hall, dual aspect lounge with access to the garden, modern kitchen, ground floor bedroom/dining and WC. On the first floor there are two good size bedrooms and a modern bathroom. Outside there is off road parking for multiple cars, garage with side access and a SOUTH FACING REAR GARDEN. EPC - C.

## FEATURES

- Two/Three Bedroom Semi-Detached House
- Sought After Chantry Location
- Modern Kitchen & Bathroom
- Dual Aspect Lounge With Access To The Garden
- Driveway For Multiple Cars
- Ground Floor Bedroom Three/Dining Room
- South Facing Garden
- Large Patio Area Ideal For Outside Entertaining
- Garage With Side Door
- Council Tax Band - C







## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned inserts, full height double glazed panel, stairs rising to the first floor, under-stairs cupboard, radiator.

### Lounge

16' 0" x 10' 10" (4.88m x 3.30m) A dual aspect room with double glazed windows to the side and rear and door to the rear with the latter leading to the garden, two vertical radiators, space for electric fire with oak mantle and tiled hearth.

### Kitchen

9' 9" x 8' 11" (2.97m x 2.72m) Double glazed window and door to the side with the latter leading to the side garden and side garage door, spotlights, a modern re-fitted kitchen comprising; a range of working surfaces with inset sink and drainer with mixer tap, inset four ring gas hob with extractor fan over, a range of matching wall and vase cupboards with fitted drawers, built-in electric oven, space for washing machine and American style fridge/freezer, vertical radiator.

### Ground Floor Bedroom/Dining Room

10' 10" x 8' 0" (3.30m x 2.44m) Double glazed window to the front, radiator, telephone point.

### WC

Double glazed frosted glass window to the side, spotlights, low level WC.

### First Floor Landing

Access to loft space via hatch, cupboard housing gas fired boiler.

### Bedroom One

13' 2" max x 12' 7" max (4.01m max x 3.84m max) Double glazed window to the front, spotlights, built-in wardrobe with sliding doors, further built-in cupboard, radiator.

### Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m) A dual aspect room with double glazed windows to the side and rear with the latter overlooking the garden, radiator.

### Bathroom

6' 11" x 6' 5" (2.11m x 1.96m) Double glazed frosted glass window to the rear, spotlights, a modern white suite comprising; low level WC, pedestal wash hand basin with mixer tap, P-shaped bath with fitted screen, shower over, handheld attachment and mixer tap, chrome heated ladder style towel rail.

### Garage

17' 2" x 8' 1" (5.23m x 2.46m) Accessed via metal up and over door, door to the side.

### Outside

To the front there is a good size driveway providing off road parking for multiple cars and leads to the garage, gated side access, area laid to lawn with hedging.

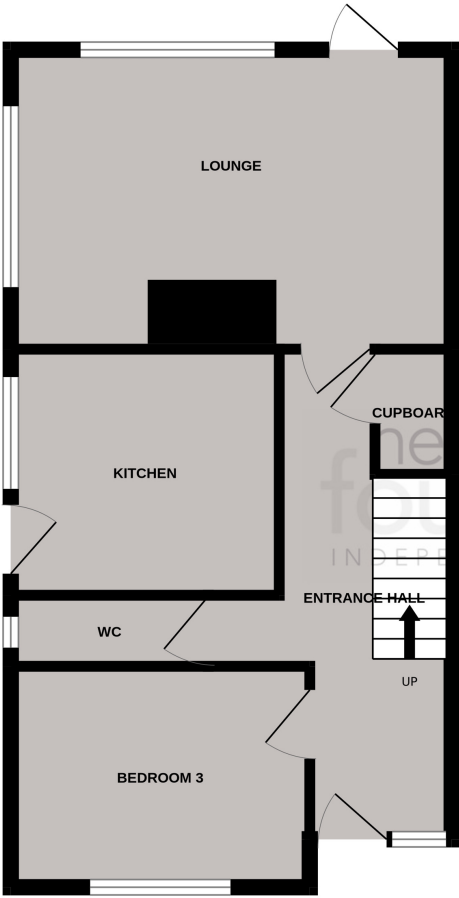
The rear garden benefits from being of a southerly aspect.

Adjacent to the rear of the property there is a patio area which extends to the side and makes an ideal outside entertaining area and leads to the gated side access and side garage door, water tap.

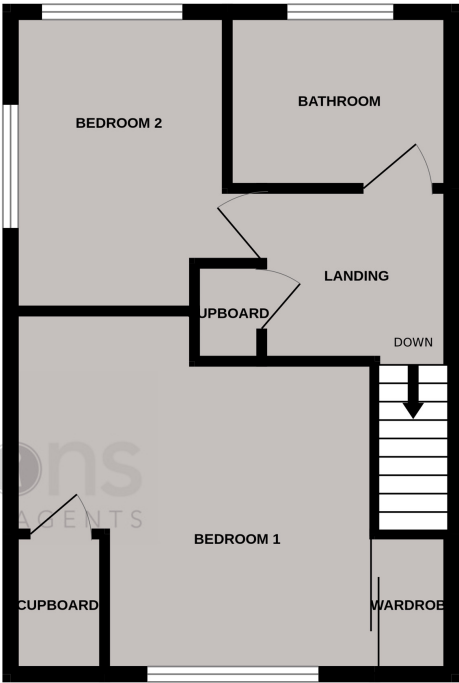
The main area of garden is mainly laid to lawn with various well planted bushes and trees, enclosed with panelled fencing.

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
Very energy efficient - lower running costs		
(92+)	69	86
A		
(81-91)		
B		
(69-80)		
C	69	86
(55-68)		
D		
(39-54)		
E	69	86
(21-38)		
F		
(1-20)	69	86
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

