





PROPERTY DESCRIPTION

An extended 3 bedroom semi detached house situated on the outskirts of Bexhill within easy reach of local shops, schools, Bexhill college and Ravenside Retail Park. The accommodation comprises entrance hall, sitting room/dining room, conservatory, double glazed, gas boiler and radiators, garden and GARAGE. EPC-E

FEATURES

- Extended 3 Bedroom Semi Detached House
- Lounge/Dining Room
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Conservatory
- Gas Boiler And Radiators
- Garage & Off Road Parking
- South Facing Garden
- Council Tax Band C





ROOM DESCRIPTIONS

Entrance

Double glazed front door and side screen leading to enclosed entrance vestibule. Door leading through to the main entrance hall with radiator, double glazed window, under stair storage space.

Lounge/Dining Room

23' 8" x 10' 0" narrowing to 8" (7.21m x 3.05m) A dual aspect room having double glazed window overlooking the front garden, double glazed French doors overlooking the conservatory, television point, radiator.

Conservatory

15' 0" x 9' 5" (4.57m x 2.87m) With double glazed French doors and double glazed patio doors, giving access to the garden, tiled floor, brick base and double glazed windows.

Modern fitted kitchen

11' 9" x 10' 1" (3.58m x 3.07m) Having been re-fitted with single bowl stainless steel sink unit with mixer tap with cupboard under, plumbing for dishwasher, range of working surfaces with cupboards and drawers under, space for range style cooker with extractor hood over and matching wall mounted cupboards, plumbing for washing machine, double glazed windows, recess space for fridge/freezer and double glazed door leading onto the driveway.

Landing

First floor landing with double glazed window, radiator, built in the airing cupboard, access to loft space housing the gas boiler.

Bedroom 1

12' 4" x 9' 6" (3.76m x 2.90m) Double glazed window overlooking the front of the property, radiator, double built in wardrobe.

Bedroom 2

8' 5" x 8' 0" (2.57m x 2.44m) Double glazed window overlooking the rear garden, radiator, single built-in wardrobe.

Bedroom 3

9' 6" into door recess x 6' 4" (2.90m x 1.93m) Double glazed window overlooking the front of the property, radiator, over stair storage cupboard.

Bathroom

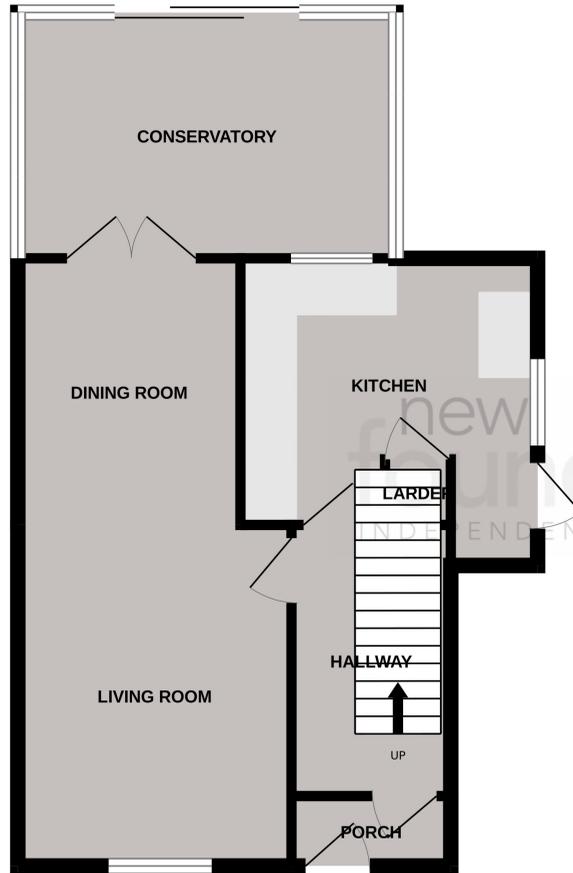
Having been fitted with P shaped bath with mixer tap and shower attachment and also an independent electric shower, wash hand basin with mixer tap and cupboard under, low-level WC, two double glazed windows, part tiled walls, spotlights and shaver point.

Outside

To the front of the property the gardens are laid to lawn, screened by hedging. Single driveway leading to the single garage with up and over door. The rear garden has a southerly aspect with large area of decking, courtesy door to the garage, further raised area of garden screened by 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

