



18 All Saints Lane, Bexhill-on-Sea, East
Sussex TN39 5HA



PROPERTY DESCRIPTION

A very well presented and bright three bedroom mid-terraced house ideally located within easy reach of the local high street. Accommodation comprises; south facing lounge, dining room, modern kitchen, ground floor cloakroom, three bedrooms and a modern shower room. Outside there are well kept front and rear gardens with the latter being of a south westerly aspect as well as a GARAGE with PARKING SPACE in front. EPC - D

FEATURES

- Three Bedroom Mid Terrace House
- Very Well Presented
- Walking Distance To Local Amenities
- Garage and Off Road Parking
- Two Reception Rooms
- Ground Floor WC
- Utility Cupboard
- 85 Square Meters
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door with double glazed pattern insert, further double glaze patterned window to the side, inset spotlights, radiator, wall mounted central heating thermostat, fitted smoke alarm, telephone point, stairs rising to the first floor.

Cloakroom/WC

Double glazed patterned window to the front, inset spotlights, extractor fan, a modern fitted white suite comprising; low-level WC, wash hand basin with chrome central mixer tap and cupboard under, chrome heated ladder style towel rail, useful under stairs storage cupboard.

Lounge

13' 8" x 11' 6" (4.17m x 3.51m) Double glazed window to the rear overlooking the rear garden, radiator, ceiling coving, television point.

Dining Room

10' 1" x 9' 7" (3.07m x 2.92m) Double glazed window and door to the rear with the latter opening onto the south facing rear garden, ceiling coving, radiator.

Kitchen

12' 6" x 9' 6" (3.81m x 2.90m) Double glazed window to the front, inset spotlights, a stunning fully fitted kitchen comprising; a range of laminate working surfaces with inset 1 1/2 ceramic sink and drainer unit with chrome central mixer tap, inset four ring Bosch induction hob with stainless steel extractor fan over and glass splashback, a range of gloss white matching wall and base cupboards with fitted drawers, built in appliances comprising; fridge freezer, washing machine, dishwasher and electric fan oven.

Utility Cupboard

Double glazed patterned window to the side, worktop, space for tumble dryer, wall mounted gas fired combination boiler.

First Floor Landing

Double glazed windows to the front and side, access to loft space via hatch, useful storage cupboard with shelving, fitted smoke alarm.

Bedroom 1

13' 1" x 11' 7" (3.99m x 3.53m) Double glazed window to the rear, ceiling coving, radiator, television point.

Bedroom 2

10' 6" x 10' (3.20m x 3.05m) Double glazed window to the rear, ceiling coving, radiator.

Bedroom 3

9' x 7' (2.74m x 2.13m) Double glazed window to the front, ceiling coving, radiator.

Shower Room

Double glazed patterned window to the front, inset spotlights, a stunning shower room comprising; fully tiled walk-in shower cubicle with handheld shower attachment and rain affect shower over, low-level WC with concealed cistern, wash hand basin with chrome central mixer tap and cupboard under, electric shaver point, chrome heated ladder style towel.

Garage

15' 11" x 9' (4.85m x 2.74m) Accessed via up and over door, power and light provided, parking space to the front

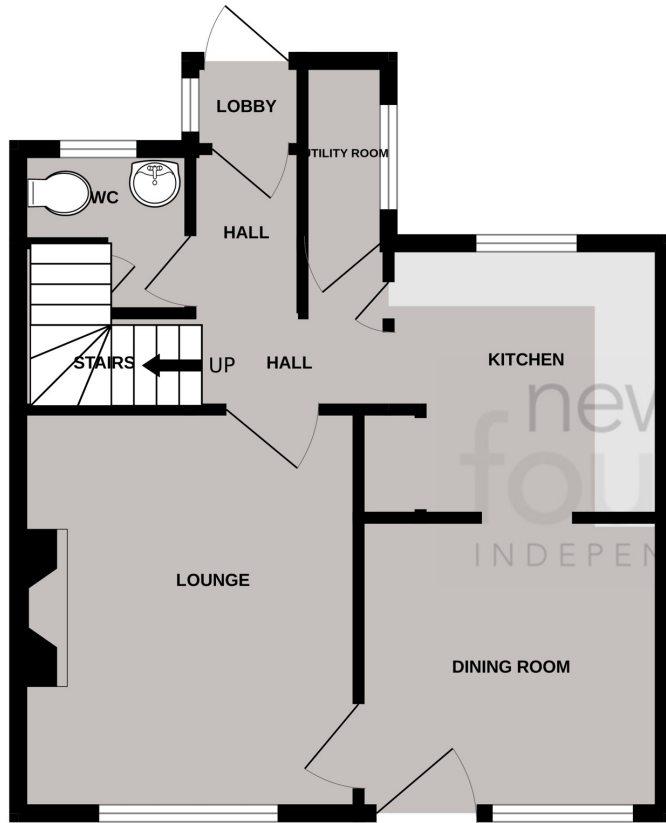
Outside

The front garden is approached via a paved pathway with two areas of lawn, various well planted shrubs and bushes, outside water tap.

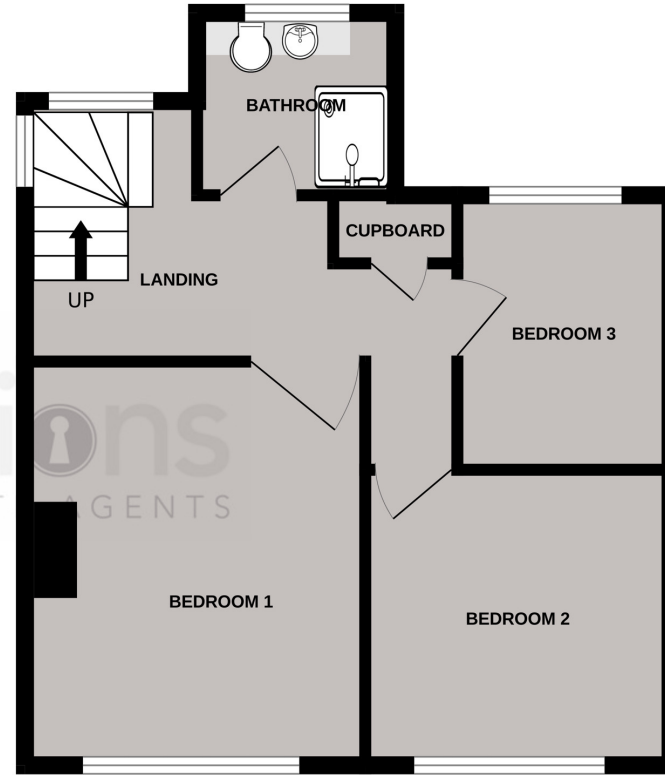
The rear garden benefits from being of a southerly aspect, adjacent to the rear of the property there is an extensive decked area ideal for table and chairs and entertaining, area of lawn, two areas laid to slate for ease of maintenance, outside lighting, the rear garden is enclosed with panelled fencing, gated rear access.

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>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

