



49 London Road, Bexhill-on-Sea, East
Sussex TN39 3JY



PROPERTY DESCRIPTION

A well presented and substantial six bedroom semi-detached house full of charm and character ideally located within a short walk of the town centre, railway station and seafront. This fine property has accommodation spanning three floors and on the ground floor there is an entrance vestibule which leads to the entrance hall, bay fronted lounge, inner hall leading to a modern shower room and bedroom, dining room, modern kitchen and breakfast room/study. On the first floor there are three bedrooms, a stunning bath/shower room and an additional WC. On the second floor there are two further bedrooms with one benefitting from a distant sea view. Outside there is a manageable size rear garden with decking area and off road parking for two cars. EPC - D.

FEATURES

- Five/Six Bedroom Semi-Detached House
- Substantial Period Home Spanning Three Floors
- Original Features; Ceiling Roses, Coving, High Skirting Boards
- Ground Floor Bedroom And Shower Room
- Modern Kitchen With Solid Wood Working Surfaces
- Breakfast Room/Study With Access To The Rear Garden
- Off Road Parking For Two Cars
- Stunning First Floor Bathroom With Five Piece Suite Including Roll Top Bath
- Within A Short Walk Of The Town Centre, Railway Station, Seafront And Supermarket
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Vestibule

Accessed via UPVC front door with double glazed patterned inserts, ceiling coving, dado rail.

Entrance Hall

Accessed via wooden door, ceiling coving, ceiling rose, dado rail, stairs rising to the first floor, radiator, useful under-stairs cupboard.

Lounge

16' 0" into bay x 12' 11" (4.88m into bay x 3.94m) Double glazed bay window to the front, ceiling coving, ceiling rose, picture rail, radiator, feature fireplace, high skirting boards.

Inner Lobby

Storage cupboard, doors to the ground floor shower room and bedroom/further reception room, a door could be added here to create a bedroom and bathroom suite.

Reception Room/Ground Floor Bedroom

10' 8" x 10' 6" (3.25m x 3.20m) Double glazed window to the rear, ceiling coving, picture rail, radiator

Ground Floor Shower Room

Internal glazed window, ceiling coving, a modern fitted three piece white suite comprising; large aqua boarded shower cubicle with Bristan electric shower over, wash hand basin with chrome mixer tap and cupboard under, low level saniflow WC, radiator, tiled walls.

Dining Room

12' 11" x 10' 10" (3.94m x 3.30m) Double glazed window to the side, ceiling coving, radiator, feature fireplace with wooden surround.

Kitchen

13' 5" x 10' 6" (4.09m x 3.20m) Double glazed window to the side, a modern fitted kitchen comprising; a range of solid wood working surfaces with inset butler sink and mixer tap, space for range style cooker, a range of matching wall and base cupboards with fitted drawers, built-in dishwasher and under-counter freezer, space for washing machine, wall mounted gas fired boiler, space for under-counter fridge, vertical radiator.

Breakfast Room/Study

11' 11" x 8' 0" (3.63m x 2.44m) A dual aspect room with double glazed windows to the rear and side double doors to the rear and door to the side, radiator.

First Floor Half Landing

Picture rail, airing cupboard housing hot water cylinder and shelving.

Family Bathroom

Double glazed patterned window to the rear, ceiling coving, a stunning fitted five piece white suite comprising; free standing roll top bath with Victorian style mixer tap, large shower aqua boarded shower cubicle with thermostatic shower over and handheld attachment, low level WC, pedestal wash hand basin, bidet, two radiator, electric shaver point, part tiled walls.

Additional WC

Double glazed patterned window to the side, low level WC.

First Floor Landing

Ceiling coving, picture rail, radiator, stairs rising to the second floor.

Bedroom One

17' 6" into bay x 10' 9" (5.33m into bay x 3.28m) Double glazed bay window to the front, ceiling coving, ceiling rose, picture rail, feature fireplace, radiator.

Bedroom Two

14' 9" x 10' 9" (4.50m x 3.28m) Double glazed window to the rear, ceiling coving, picture rail, feature fireplace, radiator.

Bedroom Three

9' 7" x 5' 11" (2.92m x 1.80m) Double glazed window to the front, ceiling coving, ceiling rose, radiator.

Second Floor Half Landing

Double storage cupboard, picture rail.

Second Floor Landing

Storage cupboard, picture rail.

Bedroom Four

16' 6" x 11' 0" (5.03m x 3.35m) Double glazed window to the front, radiator, eaves cupboard.

Bedroom Five

10' 4" x 10' 1" (3.15m x 3.07m) Double glazed window to the rear with distant sea views, radiator.

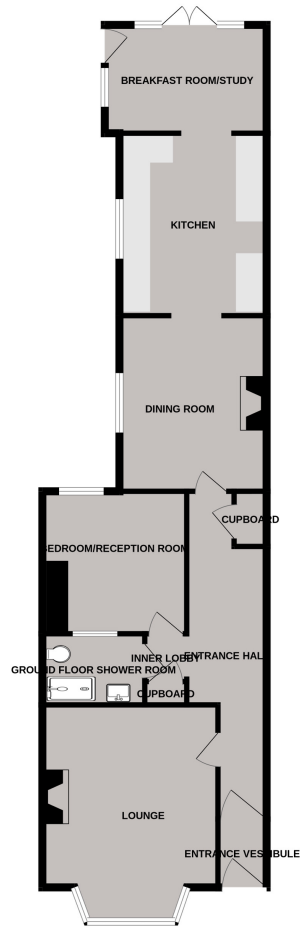
Outside

The front of the property is paved and provides off road parking for multiple vehicles, gated side access.

Adjacent to the rear of the property there is a decked area ideal for table and chairs, gated side access, further area mainly paved leading to the shed, area of lawn with mature shrubs and trees.

FLOORPLAN

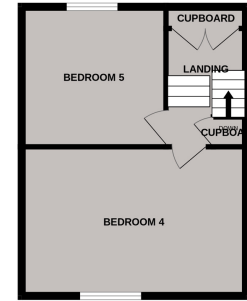
GROUND FLOOR



1ST FLOOR



2ND 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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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	

