



11 Eastwood Road, Bexhill-on-Sea,
East Sussex TN39 3PR



PROPERTY DESCRIPTION

Situated in the sought after Collington area of Bexhill, an extended 4 bedroom semi detached house with self contained annexe potential. Other notable features of this older style property include a large kitchen/diner with doors onto the garden, Ensuite bathroom/Wc to master bedroom, 2 additional shower rooms/Wc and ground floor Wc. Arranged on a corner plot with attractive gardens wrapping round the house with a detached single garage and private driveway. Conveniently situated for Collington Train station, Bexhill down and the Town Centre and seafront. EPC-C



FEATURES

- Spacious 4 bedroom semi detached house
- Self contained annexe potential
- Corner plot with Garage and driveway
- Large kitchen/diner with dual aspect and doors onto garden
- In sought after Collington
- Vendor suited
- Council Tax - C
- Ensuite, 2 shower rooms and 4 Wc's





ROOM DESCRIPTIONS

Entrance

Double glazed door leading to double glazed entrance porch with further part glazed door leading to entrance hall with radiator.

Ground Floor Cloakroom

Low-level WC, wash hand basin, dado rail.

Lounge

13' 5" x 13' 4" (4.09m x 4.06m) With chimney breast, radiator, picture rail, double glazed bay window.

Kitchen/Dining Room

21' 3" x 11' 0" (6.48m x 3.35m) Comprising: single drainer stainless steel sink, mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, space for range cooker with stainless steel cooker hood over, space for washing machine, tumble dryer, dishwasher and fridge freezer, radiator, tiled floor, a double aspect room with two double glazed windows overlooking the front and double glazed double doors leading onto the rear garden.

Dining Room

13' 4" x 11' 9" (4.06m x 3.58m) With exposed brick fireplace, picture rail, built-in storage cupboard, double glazed bay window overlooking the garden (this room could form part of an annexe together with the current utility room and ground floor Wc)

Utility Room

11' 1" x 6' 10" (3.38m x 2.08m) Comprising: single drainer stainless steel sink unit with cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, radiator, built-in electric oven with four ring ceramic hob, appliance space, tiled floor, double glazed window and double glazed door.

Lobby

7' 0" x 5' 5" (2.13m x 1.65m) Working surface, tiled floor, radiator, double glazed velux window, double glazed door leading to garden.

Ground Floor Shower Room

Large tiled cubicle with chrome fittings and having glass door, low level WC, wash hand basin with mixer tap, chrome ladder radiator, extractor fan, frosted glass double glazed window.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing, hatch to loft space.

Bedroom One

21' 4" narrowing to 11'10" x 11' 1" (6.50m x 3.38m) Radiator, range of built-in wardrobes, built-in storage cupboard, double aspect with two double glazed windows.

En-Suite Bathroom

Panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, tiling to walls, ladder radiator, frosted glass double glazed window.

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m) With attractive fireplace, radiator, picture rail, double glazed window with outlook to front.

Bedroom Three

10' 7" x 9' 10" (3.23m x 3.00m) With built-in storage cupboard, attractive cast iron fireplace, radiator, double glazed window overlooking the rear garden.

Bedroom Four

13' 8" x 7' 0" (4.17m x 2.13m) With radiator, built-in storage cupboard, double glazed window.

Shower Room

Tiled shower cubicle with electric shower and glass door, pedestal wash hand basin, low level WC, tiled floor, radiator, double glazed velux window.

Outside

The property is situated on a corner plot enjoying majority of the gardens to the rear. Large area of patio/driveway, with area of lawn and raised bedding. There is a large shed to the side of the property and mainly lawned gardens to the front with brick boundary wall. The foot of the garden has a five bar gate giving access from Arthur Road for off-road parking and access to the single detached garage.

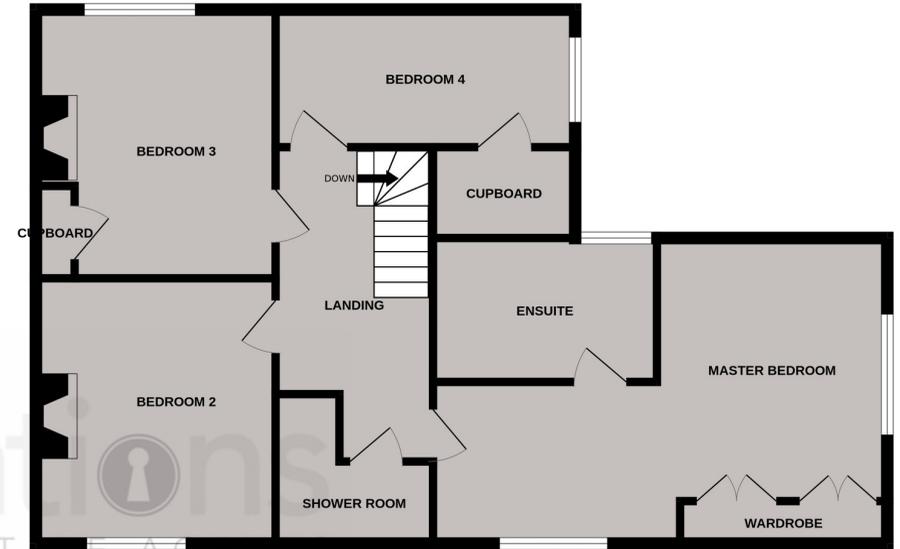
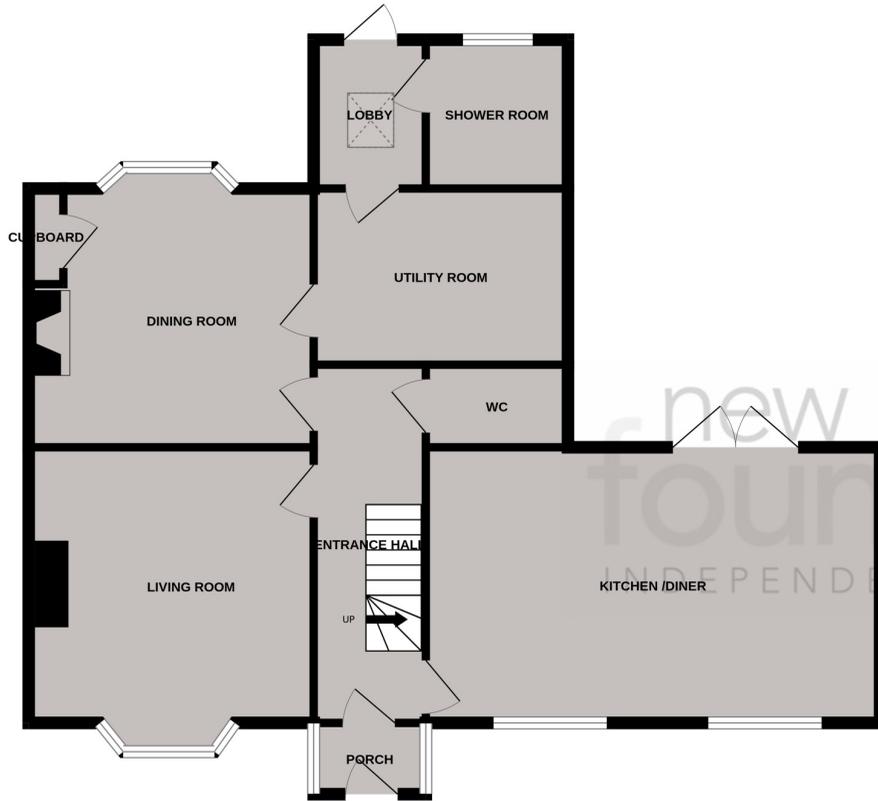
Garage

16' 1" x 8' 1" (4.90m x 2.46m) Accessed via metal up and over door.

FLOORPLAN

GROUND FLOOR

1ST FLOOR



EASTWOOD ROAD

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	

