





PROPERTY DESCRIPTION

A well presented and bright three bedroom detached house situated in a cul-de-sac on the northern outskirts of Bexhill and being within a short distance of Highwood's Golf Club & Bexhill High School.

The accommodation comprises; entrance hall, modern ground floor cloakroom/shower room, spacious dual aspect 28' lounge/dining room with bi-folding doors to the garden, modern fitted kitchen/breakfast room, three bedrooms all with built-in storage and modern family bathroom. Outside there is an extensive driveway with off road parking for several vehicles, garage with utility area and internal access and a west facing rear garden with large decking idea for outside entertaining. EPC - E.

FEATURES

- Three Bedroom Detached House
- 28' Dual Aspect Lounge/Diner With Bi-Folding Doors
- Good Size Modern Kitchen/Breakfast Room
- West Facing Rear Garden With Large Decked Area
- Off Road Parking For Multiple Vehicles
- Garage With Internal Access & Utility Area
- Ground Floor Shower Room and WC
- Situated On The Northern Outskirts Of Bexhill Within Close Proximity To Highwood's Golf Course & Bexhill High School
- Cul-De-Sac Location
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance

Accessed via UPVC front door, two double glazed patterned panels, spotlight, radiator.

Cloakroom/Shower Room

7' 3" x 5' 4" (2.21m x 1.63m) A re-fitted and modern suite comprising; fully tiled walk-in shower cubicle with shower over, low level WC, wash hand basin with mixer tap, chrome heated ladder style towel rail, tiled walls.

Lounge/Dining Room

28' 9" x 14' 4" (8.76m x 4.37m) Lounge Area: 16' 4" x 14' 4" (4.98m x 4.37m) Dining Area: 11' 3" x 14' 4" (3.43m x 4.37m) A spacious and dual aspect room with full height double glazed window to the front and two bi-folding door to the rear leading to the garden, spotlights, inset electric fire, three radiators, stairs rising to the first floor landing.

Kitchen/Breakfast Room

14' 6" x 12' 6" (4.42m x 3.81m) A bright and spacious room with double glazed window and sliding door to the rear overlooking the garden, spotlights, a modern kitchen comprising; a range of laminate working surfaces with inset double circular sink unit with mixer tap, space for range style cooker with large stainless steel chimney style extractor fan over, space for American style fridge/freezer, a range of matching units with fitted drawers, built-in dishwasher, breakfast bar, radiator.

First Floor Landing

Double glazed window to the front and velux window to the side, access to loft space via hatch, two double storage cupboards with one housing hot water cylinder.

Bedroom One

12' 6" x 11' 7" (3.81m x 3.53m) Double glazed window to the rear with far reaching views towards Beachy Head, various built-in cupboards, radiator.

Bedroom Two

11' 6" x 11' 1" (3.51m x 3.38m) Double glazed window to the front, radiator, built-in cupboard.

Bedroom Three

13' 0" x 10' 1" reducing to 7' 3" (3.96m x 3.07m reducing to 2.21m) A dual aspect room with double glazed windows to the front and rear with the latter benefitting from far reaching views towards Beachy Head, built-in cupboard, radiator.

Bathroom

6' 7" x 6' 3" (2.01m x 1.91m) Double glazed window to the rear, a modern fitted white suite comprising; panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, tiled walls.

Garage & Utility Area

15' 11" x 8' 9" (4.85m x 2.67m) Accessed via metal up and over door and internal door from the hallway, lighting, utility area with work surfaces, inset stainless steel sink and drainer unit, space for washing machine and tumble dryer, wall mounted gas fired boiler, fuse box, meters.

Outside

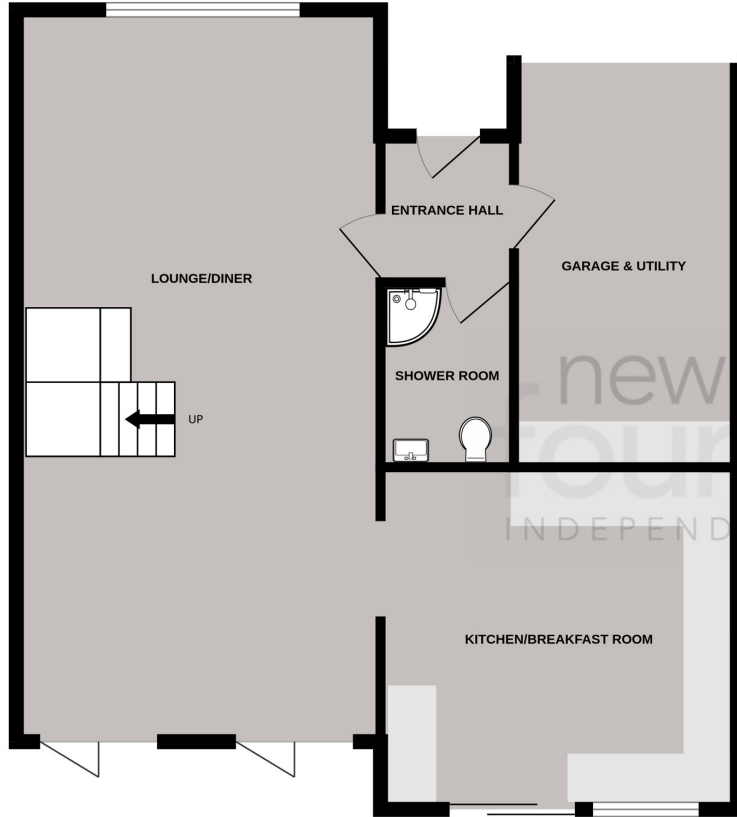
The front of the property is approached via an extensive driveway providing off road parking for multiple vehicles and leads to the garage, side access, area of lawn with slate border, various trees and bushes.

The rear garden benefits from being of a westerly aspect.

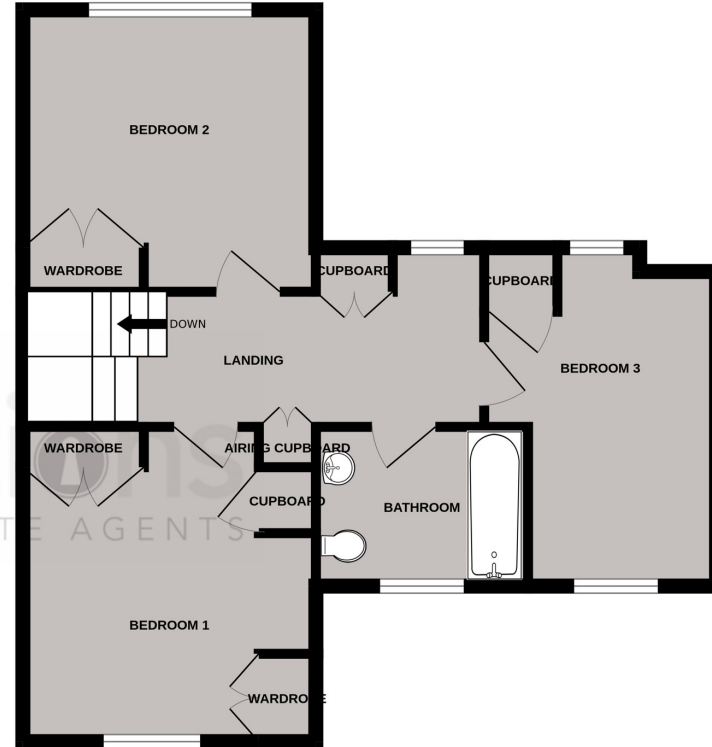
Adjacent to the rear of the property there is an extensive decked area ideal for outside entertaining, side access, water tap, timber framed shed, light points, border laid to slate, the remainder of the garden is laid to lawn and enclosed with fencing.

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		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

