



10 Constable Way, Bexhill on Sea, East  
Sussex TN40 2UH



## PROPERTY DESCRIPTION

A modern 3/4 bedroom house situated on this popular development which has had the garage skilfully converted to give an additional room. Other notable benefits of this very well presented property include, a lawned south westerly facing garden, ensuite to master bedroom, ground floor Wc, separate Lounge and dining room connected via wooden glass doors, double glazed conservatory and private driveway for 1 car. CHAIN FREE. EPC Rating - C

## FEATURES

- To Be Sold Chain Free
- Council Tax Band- D
- Curtains and blinds included
- Additional ground floor room with vaulted ceiling
- Ensuite to master bedroom
- Immaculate presentation
- South westerly facing rear garden
- Private driveway for 1 car
- Ground Floor Wc
- Conveniently situated for the Old Town, Town centre and Railway station





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door leading to entrance hall with large built-in cupboard with double doors, radiator, under stairs storage cupboard, double glazed window to side, door to

### Ground Floor WC

With low level w/c, wash hand basin, radiator and frosted glass double glazed window.

### Lounge

12' 3" x 10' 3" (3.73m x 3.12m) Living room accessible via double doors from the dining room with radiator, TV aerial point, double glazed bay window with outlook to the rear garden.

### Dining Room

12' 2" x 10' 11" (3.71m x 3.33m) With radiator, fitted bookshelf, double glazed sliding patio doors to the conservatory.

### Third reception room/ ground floor bedroom

16' 2" x 7' 8" (4.93m x 2.34m) With large built-in double cupboard with double doors, electric radiator, TV aerial point, fitted book cases running down one wall, vaulted ceiling with two double glazed Velux windows, further double glazed window to front and part glazed double glazed door leading onto the garden.

### Conservatory

3.41m x 2.18m (11' 2" x 7' 2") Brick base with double glazed windows and double doors leading onto the garden with radiator, power and light.

### Kitchen

3.72m x 2.29m (12' 2" x 7' 6") With range of fittings comprising double bowl stainless steel sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built in eye level Hotpoint double oven (recently installed), Bosch four ring gas hob (recently installed), with concealed extractor hood over, space for washing machine, dishwasher, built-in and concealed fridge freezer, wall mounted Worcester gas boiler, double glazed window with outlook to the front, double glazed door leading to the side.



### Landing

Stairs rising to first floor with access to loft space with fitted ladder, light and partly boarded.

### Bedroom 1

3.56m x 3.31m (11' 8" x 10' 10") With built-in double wardrobe, radiator, double glazed window with outlook to the rear.

### En-suite shower room

With shower cubicle, wash hand basin, W/c, radiator, extractor fan, wall light, shaver point and part tiled walls.

### Bedroom 2

3.13m x 2.71m (10' 3" x 8' 11") Radiator, double built in wardrobe and outlook to rear.

### Bedroom 3

2.43m x 2.39m (8' x 7' 10") Radiator, built in airing cupboard, double glazed window to front.

### Family Bathroom

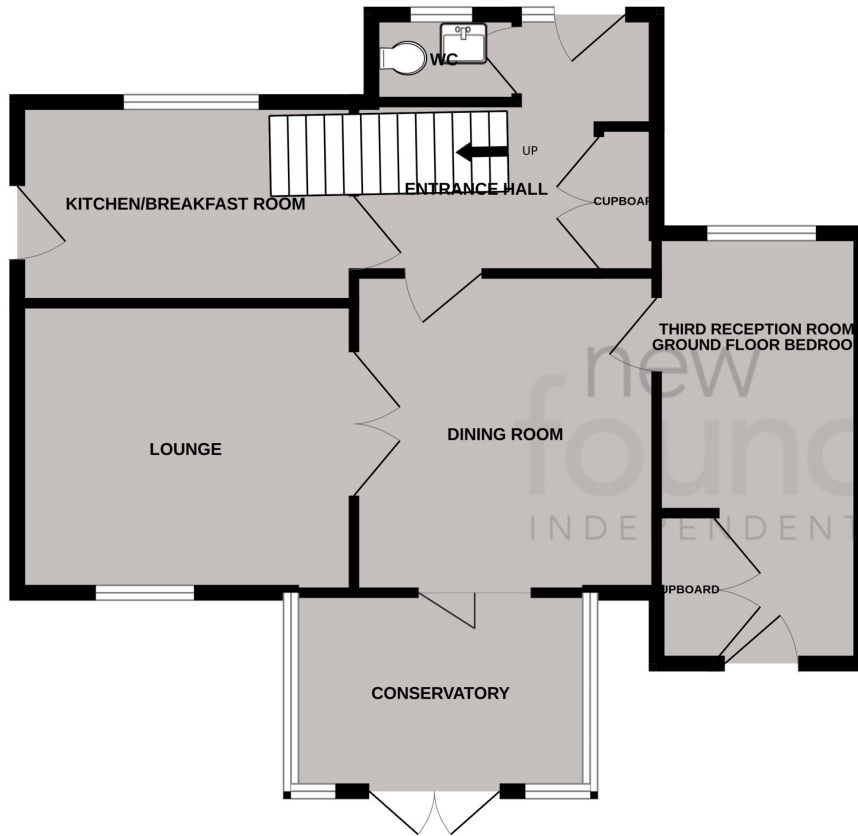
With panelled bath with mixer taps and shower attachment, pedestal hand basin, low-level WC, radiator, shaver point, wall light, frosted glass double glazed window.

### Outside

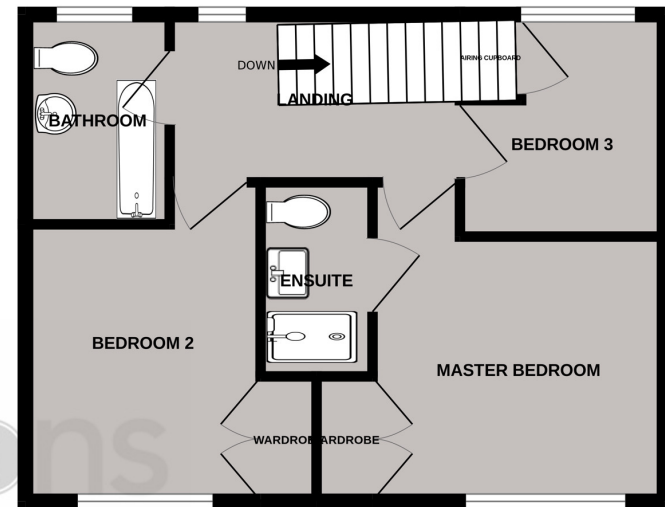
South-westerly facing rear garden with large patio leading to a lawned area of garden with raised wooden borders and apple trees, outside lighting, access via gate down the side of property to front, outside tap. The front garden is similarly laid to the same patio as the rear. Private driveway for one car.

# FLOORPLAN

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

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+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

