





## PROPERTY DESCRIPTION

A modern 3 bedroom mid terrace house situated on the outskirts of Bexhill. The accommodation comprises entrance porch, entrance/dining hall, modern kitchen and bathroom, double glazing, gas boiler and radiators, off road parking, Garage en-block, garden with home office with Fibre Broadband. EPC-D

## FEATURES

- 3 Bedroom Terrace House
- Garage
- Off Road Parking
- Home Garden Office
- Double Glazed
- Gas Boiler and Radiators
- Council Tax - C





## ROOM DESCRIPTIONS

### Entrance

Double glazed front door leading to double glazed entrance porch with tiled floor, plumbing for washing machine.

### Entrance/Dining Room

8' 6" x 7' 8" (2.59m x 2.34m) Glazed door to entrance/dining hall with wood affect flooring, radiator, doors to the sitting room and kitchen.

### Lounge

15' 5" x 13' 1" (4.70m x 3.99m) With wood affect flooring, radiator, feature fireplace with fitted electric fire, television point, space for dining table, double glazed window overlooking the rear garden, telephone point and double glazed door giving access to the rear garden.

### Kitchen

8' 6" x 7' 4" (2.59m x 2.24m) Having been re-fitted with single bowl stainless steel sink unit with mixer tap and cupboard under, built in Slimline dishwasher, range of working surfaces with cupboards and drawers under, built in four ring electric hob with extractor hood over, range of matching wall mounted cupboards, wall mounted gas boiler, double glazed window overlooking the front of the property, built in tall storage unit housing double electric oven with storage above and below, space for fridge freezer, part tiled walls.

### First Floor Landing

Stairs rising to the first floor landing with access to loft space, being partly boarded and insulated. Corner built in airing cupboard with hot water tank and Shelving.

### Bedroom 1

11' 2" into door recess x 9' 10" (3.40m x 3.00m) Double glazed window overlooking the rear of the property with far reaching views over the countryside, radiator, double built in wardrobe.

### Bedroom 2

10' 1" x 8' 6" (3.07m x 2.59m) Double glazed window overlooking front of the property, radiator, single, built-in wardrobe.

### Bedroom 3

6' 9" x 6' 0" (2.06m x 1.83m) Double glazed window overlooking the rear of the property with far reaching views over the countryside, radiator.

### Bathroom

With fitted panel bath with independent electric shower over and glass screen, pedestal wash basin with mixer tap, low level WC, radiator, double glazed window.

### Outside

To the front of the property there is a double driveway with parking for two vehicles.

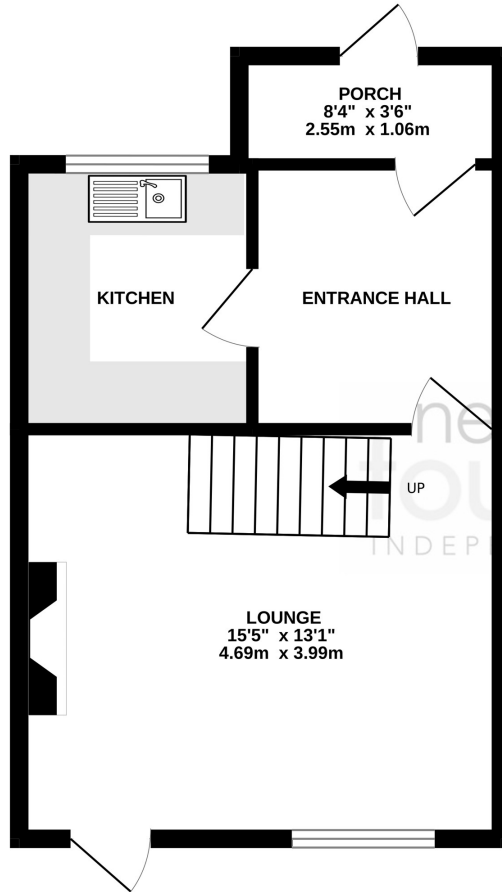
To the rear the gardens back onto a woodland and open countryside. There are steps leading down to lower area of decking with access to lawn and Home office which measures 8 x 10 with power and fibre broadband. To the foot of the garden there is a large area of decking with further shed. The gardens are screened by fencing.

### Garage

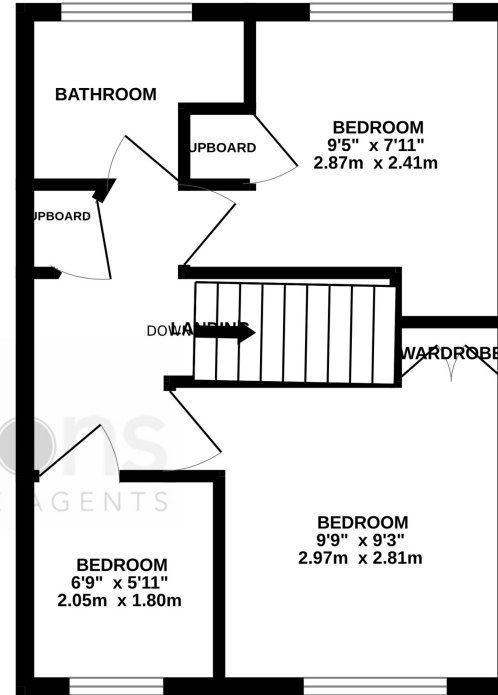
Located en-bloc nearby

# 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+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		67
(55-68)	<b>D</b>		
(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

