



9 Crowhurst Lane, Bexhill-on-Sea,  
East Sussex TN39 5AS





## PROPERTY DESCRIPTION

A good size 3 bedroom house situated on the outskirts of Bexhill with a westerly facing rear garden. Entrance hall, sitting room, dining room, kitchen, covered side passage/utility room with ground floor toilet and 3 brick built storage cupboards, refitted bathroom, double glazing, gas boiler and radiators. EPC C

## FEATURES

- 3 Bedrooms
- 2 Reception Rooms
- Refitted Bathroom
- Gas Boiler and Radiators
- Double Glazed
- Outskirts Of Bexhill
- Council Tax Band B
- Westerly Facing Rear Garden





## ROOM DESCRIPTIONS

### Entrance

Double glazed front door leading to the entrance hall with radiator, under stair storage cupboard, telephone point, double glazed frosted window.

### Sitting Room

14' 0" x 11' 4" (4.27m x 3.45m) Double glazed window overlooking the rear garden, radiator, feature open fireplace, television point.

### Dining Room

10' 11" x 10' 3" (3.33m x 3.12m) Double glazed window overlooking the rear garden, radiator, built in single storage cupboard.

### Kitchen

11' 2" x 9' 5" (3.40m x 2.87m) Fitted with single drainer stainless steel sink unit with mixer tap, range of working surfaces with cupboards and drawers under, plumbing for washing machine, range of wall mounted cupboards, wall mounted gas boiler, space for range cooker, two double glazed windows, part tiled walls, Space for fridge freezer, further working surface with cupboards and drawers under with cupboards over, tiled floor, radiator, doors to covered side passageway/utility room.

### Utility room/covered side passage

16' 10" x 5' 2" (5.13m x 1.57m) With double glazed door giving access to the front, outside tap, ground floor WC, three brick built store cupboards and timber door giving access to the rear garden.

### Landing

Stairs rising to first landing with access to loft space being partly boarded, double glazed window with outlook to front, built in shelved storage cupboard.

### Bedroom 1

11' 7" x 11' 0" (3.53m x 3.35m) Double glazed window overlooking the rear garden, radiator, double built in wardrobe.

### Bedroom 2

11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window overlooking the rear garden, radiator, double built in wardrobe.

### Bedroom 3

8' 7" x 8' 5" (2.62m x 2.57m) Double glazed window overlooking the front of the property, radiator, over stair storage cupboard.

### Refitted Bathroom

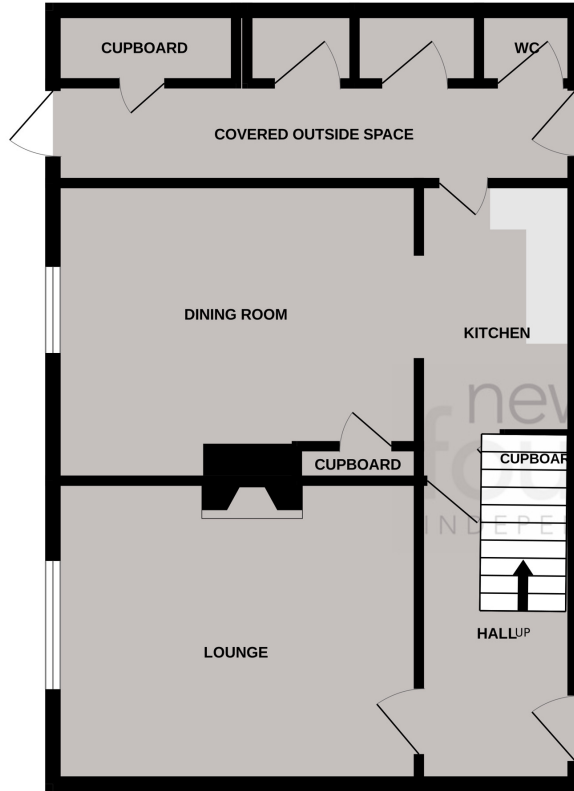
Fitted panel with mixer, tap and independent shower over, radiator, low level WC, wash hand basin with mixer tap and cupboard under, tiled walls, frosted double glazed window.

### Outside

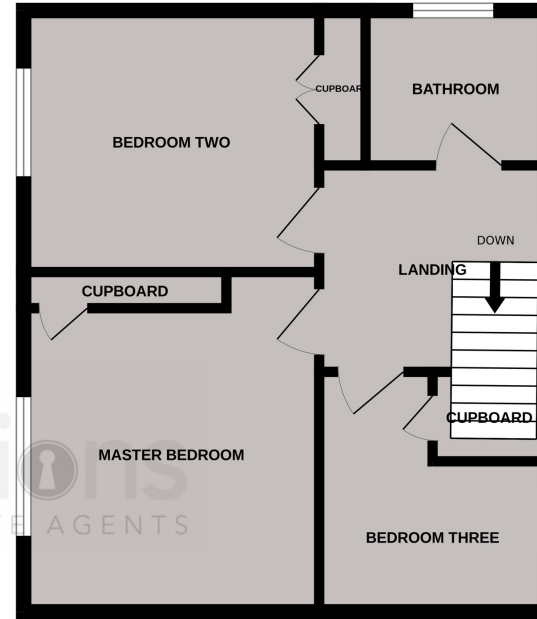
To the front of the property the gardens are laid to lawn and screened by hedging. The rear garden is laid to lawn, screened by fencing, timber shed.

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



9 CROWHURST LANE

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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