



81 Windsor Road, Bexhill-on-Sea, East
Sussex TN39 3PE



PROPERTY DESCRIPTION

A character 3 bedroom terrace house situated in the heart of Bexhill Town Centre. The accommodation comprises, entrance hall, sitting room, dining room, 18' kitchen, ground floor WC, family bathroom, gas boiler and radiators, double glazed, off road parking and westerly facing rear garden. EPC=C

FEATURES

- 3 Bedrooms
- Victorian Character House
- Town Centre Location
- 2 Reception Rooms
- Off Road Parking
- Westerly Facing Rear Garden
- Council Tax Band B
- 18' Kitchen/Breakfast Room
- 104 square metres
- Chain Free





ROOM DESCRIPTIONS

Entrance

Double glazed front door to entrance hall with radiator, built in storage cupboard and understair storage space.

Sitting room

14' 8" into bay x 11' 8" into recess (4.47m x 3.56m) Double glazed bay window overlooking the front of the property with window seat with storage under, television point, radiator, picture rail, ceiling, cornicing and centre ceiling rose, feature ornate fireplace, double doors leading into the dining room.

Dining Room

13' 5" x 9' 8" (4.09m x 2.95m) With double glazed door giving access to the garden, radiator, return door to hallway.

Kitchen

18' 5" x 9' 7" (5.61m x 2.92m) Fitted with 1 1/2 bowl stainless steel sink unit with mixer tap, cupboard under, plumbing for dishwasher, range of working surfaces with cupboards under, plumbing for washing machine, range of all mounted cupboards, one housing gas boiler, further working surface with cupboards and drawers under with built in five ring gas hob with extractor hood over and cupboards to either side, tall storage unit with built in double oven with storage above and below, space for American style fridge freezer, radiator, double glazed French doors giving access to the rear garden,

Ground Floor W/C

Fitted with low-level WC, corner wash hand basin, extractor fan, double glazed frosted window.

Landing

With access to loft space, radiator and large built-in storage cupboard.

Bedroom 1

15' 1" x 12' 1" (4.60m x 3.68m) Double glazed windows overlooking the front of the property, radiator.

Bedroom 2

9' 7" x 7' 3" (2.92m x 2.21m) Double glazed window overlooking the rear garden, radiator.

Bedroom 3

9' 7" x 9' 2" (2.92m x 2.79m) Double glazed window overlooking the rear garden, radiator.

Bathroom

With tiled floor, P shaped bath with mixer tap and shower attachment with further shower overhead, glass screen, heated towel rail, low-level WC, wash basin with mixer tap, extractor fan, light tube and tiled walls.

Outside

The principal area of gardens are located to the rear of the property, laid to lawn screened by fencing and Wall with area of decking to the rear and gated rear access. To the front of the property there is off-road parking for two vehicles.



FLOORPLAN



new foundations
INDEPENDENT ESTATE AGENTS

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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

