



13 Newlands Avenue, Bexhill-on-Sea,
East Sussex TN39 4HA



PROPERTY DESCRIPTION

A very well presented and characterful three bedroom detached house ideally situated just a short distance from Bexhill Down's and just under a mile from Bexhill town centre, seafront and train station. The property is also well located for Bexhill Academy and local primary schools. The accommodation is modern and bright throughout and on the ground floor there is; entrance hall, dual aspect lounge with doors leading to the garden, an impressive 24' kitchen/diner with fitted appliances and bi-folding doors leading to the garden and cloakroom/WC. On the first floor there are three bedrooms with the master having an en-suite shower room and bedroom two having access to large eaves storage cupboard offering potential for further development and a re-fitted modern family bathroom. Outside there is off road parking which leads to the garage and a good size rear garden with garden cabin. EPC - E.

FEATURES

- Characterful Three Bedroom Detached House
- Sought After Location Close to Bexhill Down's
- Close Proximity To Bexhill High School And Primary Schools
- Off Road Parking & Garage
- Good Size Garden With Decked Area And Cabin With Power
- Dual Aspect Lounge With Double Doors Leading To The Garden
- 24' Kitchen/Diner With Built-In Appliances And Breakfast Bar
- Master Bedroom With En-Suite Shower Room
- Modern Re-Fitted Family Bathroom
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Accessed via wooden front door radiator, stairs rising to the first floor.

Cloakroom/WC

Double glazed patterned window to the rear, spotlights, low level WC, wash hand basin with mixer tap and cupboard under, storage cupboard, part tiled walls.

Lounge

14' 11" x 11' 7" (4.55m x 3.53m) A bright dual aspect room with double glazed window to the front and double doors to the rear leading to the garden, radiator, log burner.

Kitchen/Diner

24' 11" x 10' 7" (7.59m x 3.23m) A spacious room with double glazed bay window to the front and bi-folding doors to the rear opening onto the rear decking, spotlights and feature low hanging lighting, a modern kitchen which has been updated and comprises; a range of working surfaces with sunken sink unit with mixer tap and grooved drainer, inset four ring electric hob with stainless steel extractor fan over and glass splash-back, a range of matching gloss white handle-less wall and base cupboards with fitted drawers, built-in appliances including; eye level double oven and grill, fridge/freezer, dishwasher and washing machine, breakfast bar, two radiators.

First Floor Landing

Double glazed window to the rear overlooking the garden, access to loft space via hatch.

Master Bedroom

12' 5" x 10' 9" (3.78m x 3.28m) Double glazed window to the front, plate rail, spotlights, radiator.

En-Suite

Double glazed patterned window to the side, modern fitted three piece suite comprising; low level WC, corner wall mounted wash hand basin and walk-in shower cubicle with rain effect shower, handheld attachment and chrome controls, chrome heated towel rail.

Bedroom Two

15' 0" max x 13' 11" max (4.57m x 4.24m) Double glazed window to the front, picture rail, built-in wardrobe, access to eaves storage, radiator.

Bedroom Three

10' 8" x 8' 3" (3.25m x 2.51m) Double glazed window to the rear overlooking the garden, picture rail, radiator.

Bathroom

Double glazed patterned window to the front, a modern fitted suite comprising; panelled bath with mixer tap and handheld attachment, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated ladder style towel rail.

Garage

Accessed via up and over door.

Outside

To the front of the property there is a shingle driveway providing off road parking and leading to the garage, area of lawn with shrubs and bushes, gated side access.

One of the many qualities of this family home is the good size rear garden.

Adjacent to the rear of the property there is an extensive decked area ideal for entertaining, area of paving which is access from the lounge and extends to the pathway leading to the outside cabin measuring 15' 9" x 9' 0" (4.80m x 2.74m) with power and lighting, garden shed, the remainder of the rear garden is laid to lawn with well planted mature shrubs and bushes.

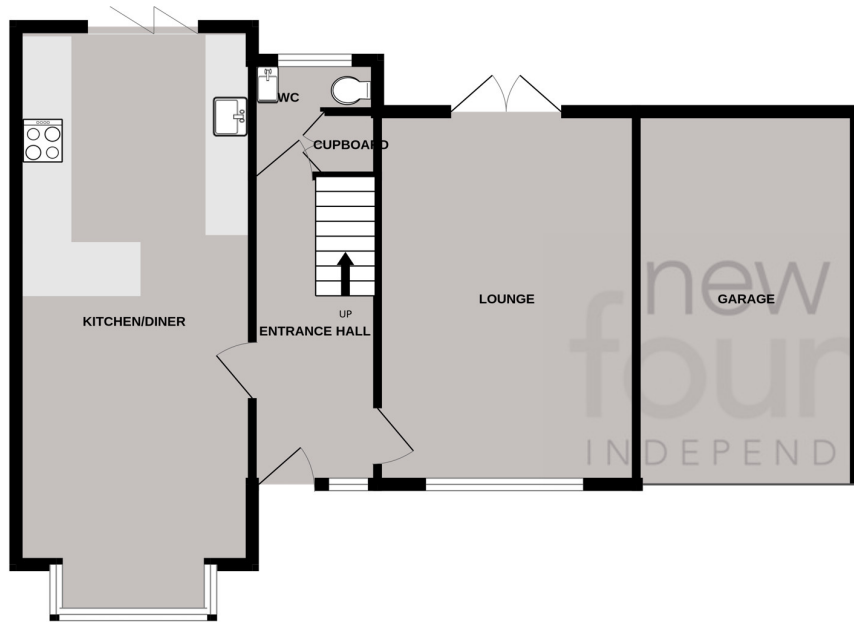
NB

Planning permission has been granted to extend the property, the plans can be viewed on Rother District Council's website and the reference is RR/2022/2357/P.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

