



19 Northcliffe, Bexhill-on-Sea, East  
Sussex TN40 1RA





## PROPERTY DESCRIPTION

A bright and spacious FOUR BEDROOM end of terrace townhouse situated within a very short walk of the seafront and beach. The property is also just over half a mile from the town centre and train station whilst St Richard's school is also close by. The accommodation comprises; entrance hall, cloakroom/WC, modern fitted kitchen, impressive 23' lounge/dining room, three first floor bedrooms, modern family bathroom and on the second floor there is the master bedroom with en-suite. Outside there is a low maintenance rear garden, allocated parking space and garage. EPC - C.

## FEATURES

- Four Bedroom Townhouse
- End Of Terrace Property
- Garage En-Bloc
- Allocated Parking
- Close To The Seafront & Beach
- Short Distance To Town Centre & Railway Station
- 23' Lounge/Dining Room
- Master Bedroom With En-Suite Shower Room
- Low Maintenance Rear Garden With Rear Access
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned inserts, stairs rising to the first floor, radiator, telephone point.

### Cloakroom/WC

Modern matching suite comprising; low level WC, corner pedestal wash hand basin with mixer tap and tiled splashback, radiator, fuse box, extractor fan.

### Kitchen

14' 10" into bay x 8' 1" (4.52m into bay x 2.46m) Double glazed bay window to the front, spotlights, a modern fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over and stainless steel splashback, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for; dishwasher, washing machine and fridge/freezer, radiator, space for breakfast table.

### Lounge/Dining Room

23' 0" max x 15' 1" (7.01m max x 4.60m) Double glazed windows and French doors to the rear with the latter leading to the garden, three radiators, large storage cupboard, television point, telephone point.

### First Floor Landing

Double cupboard housing hot water cylinder and shelving, stairs rising to the second floor.

### Bedroom Two

12' 4" to wardrobes x 8' 4" (3.76m to wardrobes x 2.54m) Double glazed window to the rear, built-in wardrobe, television point, radiator.

### Bedroom Three

10' 3" to wardrobes x 8' 4" (3.12m to wardrobes x 2.54m) Double glazed window to the front with a view, built-in wardrobe, radiator.

### Bedroom Four

9' 2" x 6' 5" (2.79m x 1.96m) Double glazed window to the rear, radiator.

### Family Bathroom

Double glazed frosted glass window to the front, a modern fitted three piece suite comprising; panelled bath with mixer tap, handheld shower attachment and rain effect shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under.

### Second Floor Landing

Large cupboard housing gas fired boiler, radiator.

### Bedroom One

26' 7" maximum, including dressing area x 11' 6" max (8.10m maximum, including dressing area x 3.51m) Two velux windows to the rear with sea views, two radiators, access to loft space via hatch, dressing area.

### En-Suite Shower Room

Double glazed frosted window to the front, a modern three piece suite comprising; large shower cubicle with thermostatic shower over, low level WC, pedestal wash hand basin with mixer tap, radiator.

### Outside

To the front there is a small area of garden.

Adjacent to the rear of the property there is a patio area, water tap, gated side access, gated rear access, further sun patio at the foot of the garden, the remainder is laid to lawn.

The property also benefits from use of an allocated parking space.

### Garage

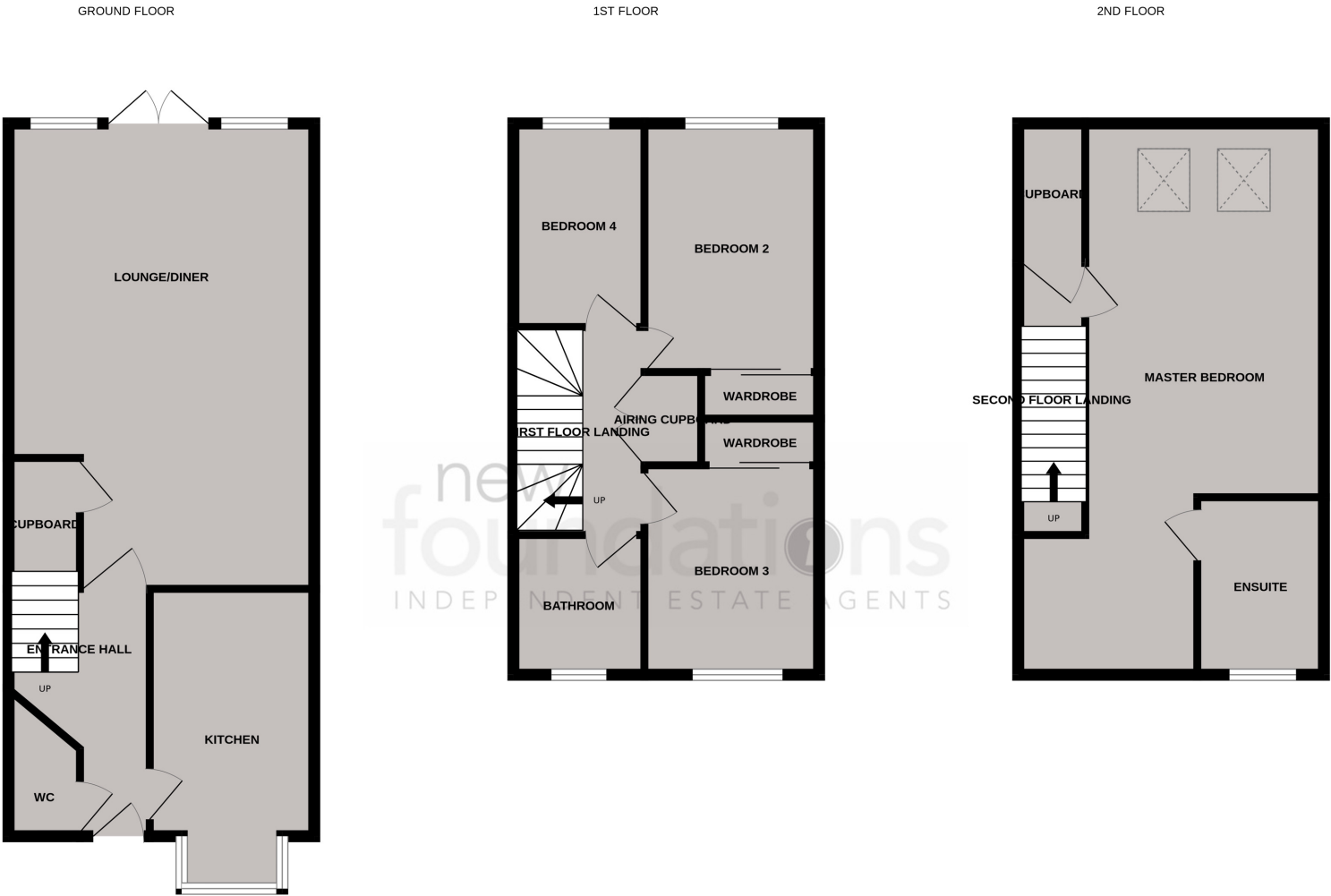
Located to the rear en-bloc, with up and over door.

### NB

We have been advised there is community charge and this was £166.23 in December for 6 months.



FLOORPLAN



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		79	88
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

