





## PROPERTY DESCRIPTION

A bright, spacious and beautifully presented three bedroom detached house which has been extended by the current owners. The property is situated in quiet road close to Bexhill College & St Mary Magdalene primary school whilst Ravenside Retail Park & Glyne Gap beach are only a short drive away. The impressive ground floor accommodation comprises; entrance porch, entrance hall with glass balustrade staircase, cloakroom/WC, lounge, remarkable kitchen/diner/family room with bi-folding doors leading to the garden and garage/utility with internal access. On the first floor there are three good size bedrooms, study room and family bath/shower room. Outside there is a driveway with off road parking for multiple vehicles, landscaped rear garden with extensive patio ideal for entertaining and a garden room/office.

EPC - TBC.

## FEATURES

- Three Bedroom Detached House
- Extended Ground Floor Accommodation
- Beautifully Presented Throughout
- Wonderful Kitchen/Diner/Family Room With Bi-Folding Doors Leading To The Garden
- Landscaped Rear Garden
- Garage With Electric Roller Door & Utility Area
- Off Road Parking For Multiple Vehicles
- Close To Bexhill College & St Mary Magdalene Primary School





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via composite front door, double glazed windows to the front and side.

### Entrance Hall

Accessed via solid wood door with frosted glass glazed inserts, radiator, stairs rising to the first floor with glass balustrading, thermostat, under-stairs cupboard.

### Cloakroom/WC

Double glazed frosted glass window to the side, ceiling coving, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, heated ladder style towel rail, spotlights, tiled floor.

### Lounge

11' 5" x 11' 3" (3.48m x 3.43m) Double glazed window to the front, ceiling coving, radiator, television point, telephone point.

### Kitchen/Dining/Family Room

27' 8" x 9' 7" (8.43m x 2.92m) Extended Area: 19' 10" x 11' 6" (6.05m x 3.51m) An impressive room which has been extended to create the perfect family area.

#### Kitchen Area:

Double glazed window to the rear, ceiling coving, a range of solid working surfaces with inset sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over and glass splashback, a range of matching handle-less wall and base cupboard with fitted drawers, built-in appliances including; double electric oven and grill, dishwasher and fridge, tiled flooring, breakfast bar area.

#### Dining/Family Area:

Bi-folding doors to the rear opening onto the rear patio, three double glazed velux windows, radiator, ceiling coving.

### Garage & Utility

17' 9" x 9' 1" (5.41m x 2.77m) Accessed via electric roller door, door to the kitchen area, double glazed door and window to the side, wall mounted gas fired boiler, working surface area with space for washing machine and tumble dryer below, ample power points, access to loft area, lighting.

### First Floor Landing

Access to loft space via hatch.



### Study

6' 5" x 4' 2" (1.96m x 1.27m) Double glazed window to the rear, ceiling coving, radiator.

### Bedroom One

14' 5" x 9' 10" (4.39m x 3.00m) Double glazed window to the front, built-in wardrobe, radiator.

### Bedroom Two

11' 3" x 11' 2" (3.43m x 3.40m) Double glazed window to the rear, ceiling coving, radiator.

### Bedroom Three

14' 1" x 9' 2" (4.29m x 2.79m) A dual aspect room with double glazed windows to the side and front, radiator, built-in wardrobe.

### Bath/Shower Room

Double glazed patterned window to the rear, spotlights, a modern four piece suite comprising panelled bath with chrome mixer tap and handheld attachment, shower cubicle with thermostatic shower over, low level WC with concealed cistern, wash hand basin with mixer tap, chrome heated ladder style towel rail.

### Outside

#### Outside

To the front of the property there is a large block paved driveway with off road parking for multiple cars, gated access to both sides.

The rear garden has been wonderfully landscaped by the current vendors.

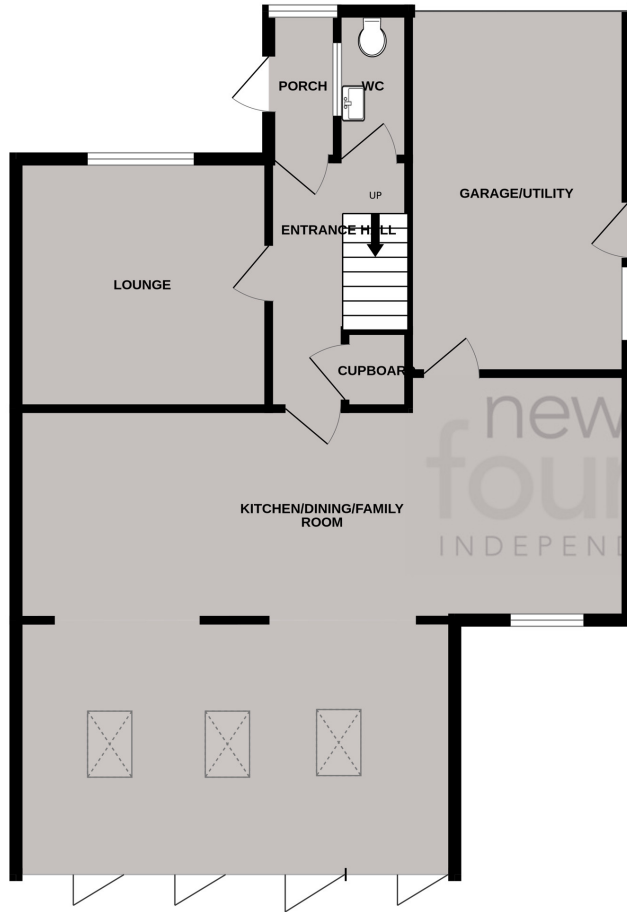
Adjacent to the rear of the property there is an extensive patio which provides an ideal outside entertaining space and can be accessed via the bi-folding doors from the family room, the patio extends down both sides and leads to the gated access on both sides and the side garage door, fitted pergola, well planted raised beds with brick dwarf wall borders, area of lawn with well planted sleeper border, various mature shrubs and trees, timber framed shed, area laid with shingle, decked area ideal for hot tub.

### Garden Room/Office

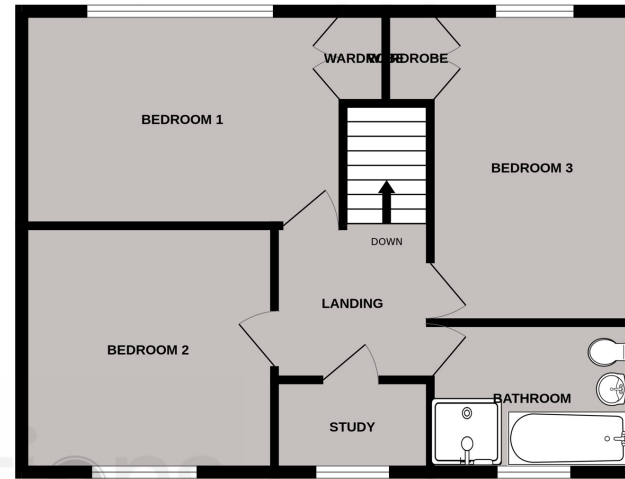
14' 2" x 8' 5" (4.32m x 2.57m) Double glazed sliding doors to the front, double glazed window to the side, power points, water, lighting, door to storage area with window measuring 8'5 x 3.

# 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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