



6 Havelock Road, Bexhill-on-Sea, East  
Sussex TN40 2BZ



## PROPERTY DESCRIPTION

An extended and very well presented Victorian three bedroom semi-detached family home located approximately a mile from Bexhill town centre, mainline railway station and seafront. This fine home is both charming and characterful and the accommodation is set over two floors. On the ground floor there is an entrance hall, bay fronted lounge, dining room, magnificent 25' kitchen/sitting room with breakfast bar and built-in appliances. On the first floor there are three bedrooms, a modern bathroom/WC and additional WC. The rear garden is mainly laid to lawn with patio area and is access via the bi-folding doors from the sitting area of the kitchen. EPC - E.

## FEATURES

- Charming Victorian Semi-Detached House
- Three Bedrooms
- Marvellous 25' Kitchen/Sitting Room With Breakfast Bar
- Bi-Folding Doors From The Sitting Area Opening Onto The Garden
- Bay Fronted Lounge
- Character Features Throughout
- Separate Dining Room
- Modern Bathroom
- Viewing Advised To Fully Appreciate This Wonderful Home
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door, stairs rising to the first floor, open plan to the dining room.

### Lounge

14' 7" into bay x 10' 6" (4.45m into bay x 3.20m) Glazed bay window to the front, feature fireplace with shelving to either side of the chimney breast, radiator, picture rail, dado rail, wall lights.

### Dining Room

15' 8" x 11' 5" (4.78m x 3.48m) Glazed window to the rear, feature cast iron fireplace, picture rail, dado rail, radiator.

### Kitchen/Sitting Area

25' 7" x 10' 0" (7.80m x 3.05m) Double glazed bi-folding doors to the rear leading to the garden, double glazed window and UPVC door to the side, spotlights, a wonderful fitted kitchen comprising; a range of solid wood working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset five ring gas hob with stainless steel extractor fan over, a range of matching gloss white wall and base cupboards with fitted drawers, built-in eye level double oven and grill, space for American style fridge/freezer, built-in dishwasher, washing machine and tumble dryer, tiled walls, feature low hanging lighting, breakfast bar area, under-stairs storage cupboard, vertical radiator.

### First Floor Landing

Glazed window to the side, access to loft space via hatch, large cupboard housing gas fired boiler, radiator.

### Bedroom One

12' 3" x 11' 11" (3.73m x 3.63m) Glazed window to the front with sea glimpses, picture rail, dado rail, radiator.

### Bedroom Two

13' 6" max x 10' 3" (4.11m max x 3.12m) Double glazed window to the rear, two low level storage cupboards, built-in wardrobes, radiator.

### Bedroom Three

11' 6" x 9' 11" (3.51m x 3.02m) Glazed window to the rear, feature fireplace, picture rail, radiator.

### WC

Glazed frosted window to the rear, will have low level WC.

### Bathroom

Double glazed frosted glass window to the side, a modern fitted three piece suite comprising; P-shaped panelled bath with mixer tap, thermostatic shower over and fitted screen, low level WC, pedestal wash hand basin, part tiled walls.

### Outside

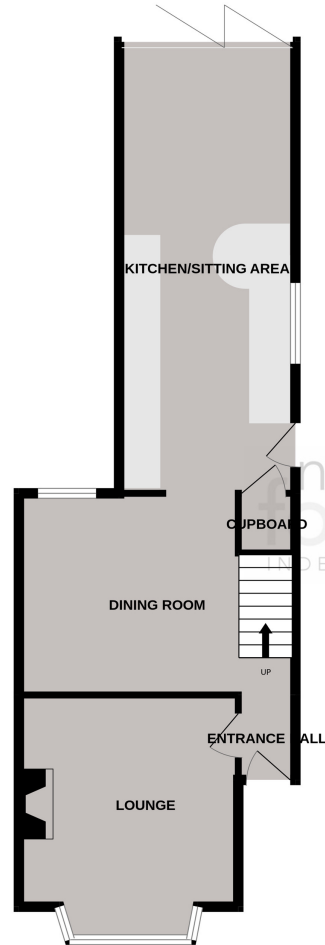
The front of the property is mainly paved with feature tree, gated side access.

Adjacent to the rear of the property there is paved area, steps up to the main area of garden which is predominantly laid to lawn, paved pathway leading to the garden shed and a further patio area, gated side access.

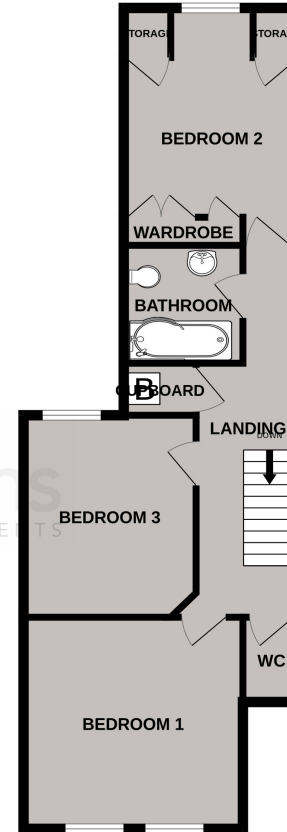


# FLOORPLAN

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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

