





PROPERTY DESCRIPTION

A beautifully presented Victorian 4 bedroom semi detached house ideally situated literally moments from The Seafront, Bexhill Town Centre and railway station. Enjoying Magnificent rooftop views towards the sea from most rooms other notable features include a number of period features including school style radiators and ornate ceiling coving, ensuite to master bedroom and ground floor Wc, private gardens and garage with parking. EPC - D

FEATURES

- Rarely available Victorian semi just off seafront
- A number of character features
- Lovely elevated sea views
- 4 Bedrooms with ensuite to master
- Ground floor Wc
- Private gardens to front and rear
- Garage and parking
- Immaculate presentation
- 148 Square Meters
- Council tax - D





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance vestibule with tiled floor, wooden panelled door leading to entrance hall with parquet flooring, under stairs storage cupboard, radiator, picture rail, ornate ceiling coving, door to inner lobby with built in double storage cupboard, wash hand basin with tiled splash back and further door leading to ground floor cloakroom.

Ground Floor Cloakroom

With low level wc, radiator, part tiling to walls, frosted glass double glazed window.

Living Room

18' 5" x 15' 4" (5.61m x 4.67m) With cast-iron fire surround with inset log burner, two radiators, tv aerial point, picture rail, ornate ceiling coving, double glazed bay window with outlook to front.

Dining Room

17' 8" into bay x 11' 11" (5.38m x 3.63m) Part wood panelling to walls, radiator, picture rail, ornate ceiling coving, double glazed bay window with inset double doors leading on to rear garden, large archway to Kitchen.

Kitchen

13' 10" x 8' 7" (4.22m x 2.62m) With range of modern fittings comprising single drainer sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, further range of matching wall mounted cupboards, part tiling to walls, built in electric oven with cupboards above and below, four ring gas hob with extractor hood over, space for fridge freezer, space for washing machine, wall mounted gas boiler concealed behind a cupboard, attractive curved ceiling, double glazed window with outlook over rear garden.

First Floor Landing

Stairs leading from ground floor entrance hall to first floor landing with radiator, built in storage cupboard with shelving.

Bedroom 1

14' 7" in to bay x 12' 1" excluding large door recess (4.44m x 3.68m) Two radiators, large window seat for storage, picture rail, double glazed bay window with outlook to front.

En Suite Shower Room

Large shower tray with chrome fittings, wash hand basin with storage cupboards below, low level wc, chrome ladder radiator, extractor fan.

Bedroom 2

17' x 14' 5" (5.18m x 4.39m) Range of fitted wardrobes, radiator, picture rail, double glazed bay window with outlook to rear.

Bedroom 3

14' 6" x 10' 2" (4.42m x 3.10m) Radiator, picture rail, hatch to loft space, double glazed window with outlook to rear.

Bedroom 4

9' 8" x 8' 5" (2.95m x 2.57m) Built in cupboards, radiator, picture rail, double glazed window with outlook to front, hatch to loft space.

Bathroom

Having been recently refitted with contemporary fittings comprising; roll top bath with mixer taps and shower attachment and overhead shower, pedestal wash hand basin, low-level WC, part tiling to walls, radiator with heated towel rail, picture rail, frosted glass double glazed window.

Outside

Rear garden measuring approximately 58` in length. Mainly laid to lawn with some flower and shrub borders, patio area, outside tap, large timber shed and smaller timber shed, access down the side of the property via a gate to the front, gated access to the rear and to the garage. The front garden has areas of lawn with flower and shrub borders, fenced all round with pathway leading to the front door.

Garage

Accessed via metal up and over door, measuring 18' 1" x 8' 5" (5.51m x 2.57m) with power and light and space to park one car in front of the garage.

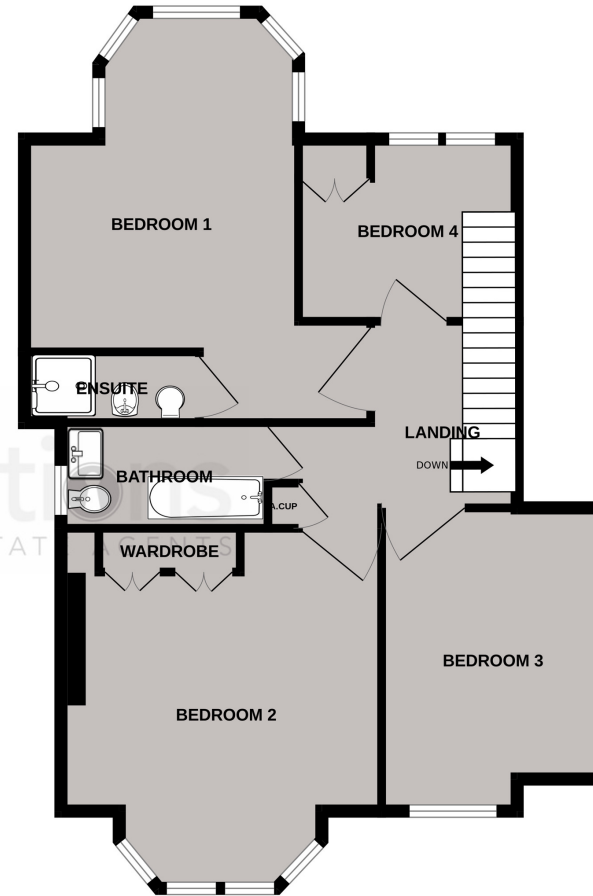


FLOORPLAN

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		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

