



20 Claremont Road, Bexhill-on-Sea,  
East Sussex TN39 5BX





## PROPERTY DESCRIPTION

A four bedroom, end of terrace house ideally located close to local amenities. Accommodation comprises; Entrance Hall, Living Room, Dining Room, Kitchen, Ground Floor WC, Bathroom, low maintenance front and rear gardens, double glazed windows, gas boiler and radiators. TO BE SOLD WITH NO ONWARD CHAIN. EPC - E

## FEATURES

- Four Bedrooms
- End Of Terrace
- Being Sold With No Onward Chain
- Low Maintenance Front & Rear Gardens
- Close To Local Amenities
- Two Reception Rooms
- Ground Floor WC
- Gas Boiler and Radiators
- Double Glazed Windows
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance

Double glazed door leading to entrance hall with under stairs storage cupboard, radiator, door to living room.

### Living Room

14' 4" into bay x 14' 3" max (4.37m x 4.34m) With feature fireplace, double glazed window having an outlook to the front of the property, radiator, TV point, telephone point, ceiling cornice.

### Dining Room

12' 0" x 11' 5" (3.66m x 3.48m) With double glazed window having an outlook to the rear, radiator, ceiling cornice.

### Kitchen

11' 3" x 10' 5" (3.43m x 3.17m) With range of units comprising single bowl stainless steel sink unit with mixer tap and cupboards below, further range of cupboards and drawers with matching wall mounted cupboards, part tiling to walls, space for gas cooker, double glazed window and double glazed door giving access onto the rear garden, space for fridge/freezer, space for washing machine, door to W/C

### Ground Floor W/C

With wall mounted Worcester gas boiler, double glazed window, low-level WC, wash hand basin, tiled walls, frosted glass double glazed window.

### First Floor Landing

Stairs rising from ground floor entrance hall to 1st floor landing with access to loft space, door to cupboard with hot water cylinder.



### Bedroom 1

14' 9" x 10' 2" (4.50m x 3.10m) With double glazed window having outlook over the front of the property, radiator.

### Bedroom 2

11' 5" x 10' 9" (3.48m x 3.28m) Double glazed window having outlook over the rear of the property, radiator, ceiling cornice.

### Bedroom 3

9' 3" x 7' 0" (2.82m x 2.13m) Double glazed window with outlook to the front of the property, radiator, ceiling cornice.

### Bedroom 4

11' 0" x 6' 1" (3.35m x 1.85m) With double glazed window with outlook to the rear of the property, radiator.

### Bathroom

With frosted glass double glazed window, three piece white suite comprising panel bath with mixer tap and shower attachment, low-level WC, wash hand basin, tiled floor, tiled walls, radiator.

### Outside

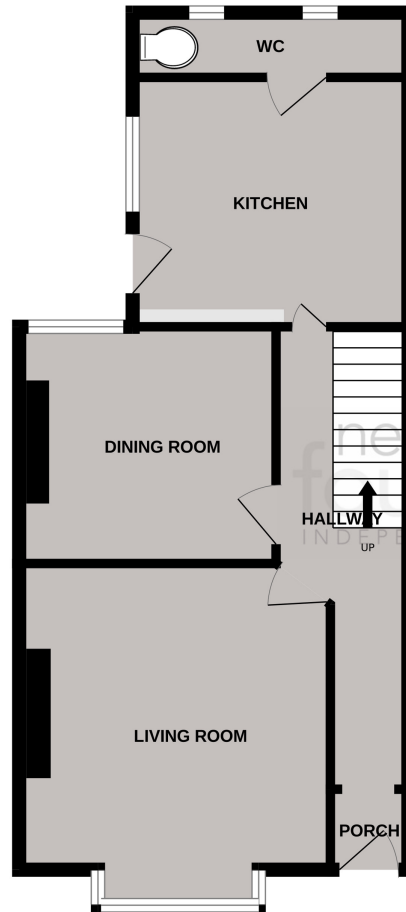
To the rear of the property there is a low maintenance paved garden screened by fencing, there is also a small area of private front garden with stairs leading up to front door.



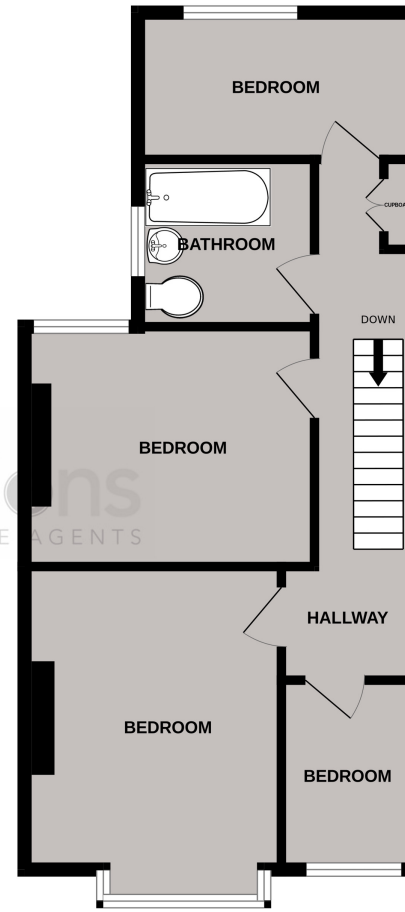


# FLOORPLAN

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>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(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	

