



59 Seabourne Road, Bexhill-on-Sea,
East Sussex TN40 2SN



PROPERTY DESCRIPTION

A 3/4 bedroom semi detached house situated conveniently for local shops and nursery school, Ravenside Retail Park is also a short distance along with access to the beach. The accommodation comprises entrance hall, sitting room, dining room, further reception room/bedroom 4, kitchen, family shower room and W/C, further separate W/C, double glazing, gas boiler and radiators, good size rear garden and off road parking. EPC-D.

FEATURES

- 3/4 Bedroom Semi Detached House,
- 2/3 Reception Rooms
- Good Size Rear Garden
- Kitchen
- Family Shower Room
- Separate First Floor W/C
- Double Glazed
- Gas Boiler and Radiators
- Council Tax Band D





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to entrance hall, radiator.

Sitting Room

16' 8" x 10' 9" (5.08m x 3.28m) Having double glazed French doors overlooking the rear garden with double glazed windows to either side, television point, feature fireplace with fitted electric fire, radiator.

Dining Room

11' 7" x 11' 3" (3.53m x 3.43m) Double glazed window overlooking the rear garden, radiator, return door to kitchen.

3rd Reception Room/Bedroom 4

17' 1" x 7' 6" (5.21m x 2.29m) Having double glazed window overlooking the front, radiator.

Kitchen

13' 10" x 8' 7" (4.22m x 2.62m) Comprising one and a half bowl stainless steel sink unit with mixer tap with cupboard under, plumbing for washing machine and dishwasher, range of working surfaces with cupboards and drawers under, built in four ring gas hob with double electric oven below, extractor hood over, matching wall mounted cupboards to either side, low level lighting, space for American style fridge freezer. Further corner working surface with cupboard under and matching wall mounted cupboards over, part tiled walls, double glazed door, giving access to the side, radiator, double glazed window overlooking the front of the property, and large under stair storage cupboard.

Landing

Stairs rising to first floor landing with access to lot space.

Bedroom 1

13' 8" x 10' 8" (4.17m x 3.25m) Double glazed window overlooking the front of the property, radiator.

Bedroom 2

13' 3" x 8' 1" (4.04m x 2.46m) Having double glazed windows overlooking the front and the side of the property, radiator.

Bedroom 3

10' 8" x 9' 0" (3.25m x 2.74m) Having double glazed window overlooking the rear garden, radiator.

Family Shower Room

With tiled floor, large walk in shower cubicle with glass screens and chrome fittings, low level WC, wash hand basin with mixer tap and cupboard under, heated towel rail, tiled walls, access to storage cupboard with wall mounted gas boiler.

Separate W/C

With low level WC.

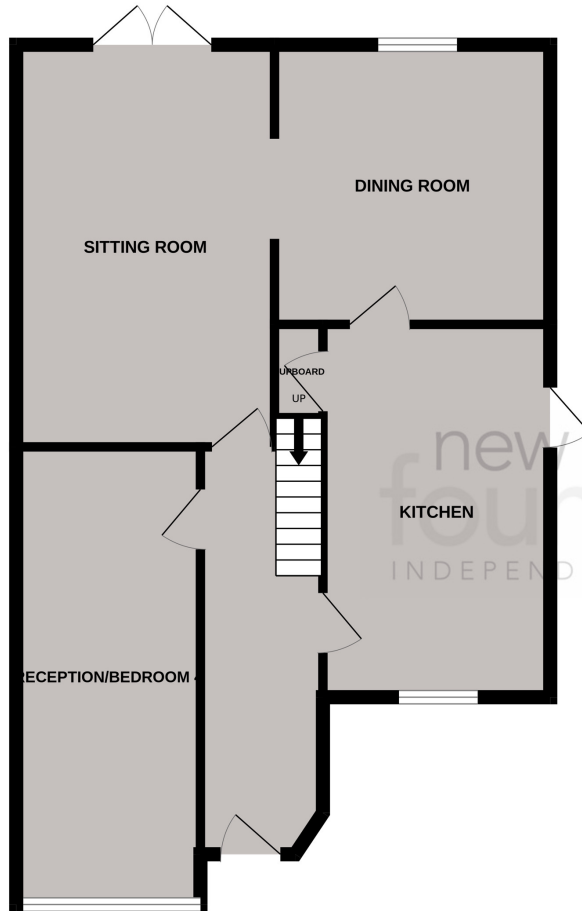
Outside

To the front of the property there is off road parking, area of lawn, gated side access.

The principal gardens are located to the rear with large full length patio with steps leading down to further patio area, side access, principal area of garden is laid to lawn, screened by fencing, at the foot of the garden there is a further seating area.

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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

