



139 De la Warr Road, Bexhill-on-Sea,
East Sussex TN40 2JJ



PROPERTY DESCRIPTION

A deceptively spacious, bright and well presented four bedroom detached chalet style property ideally located within very close proximity to Ravenside Retail Park, Glyne Gap beach and on the 99 bus route. Also close by there are schools for all age groups and Bexhill College. The impressive accommodation is set over two floors and on the ground floor there is; entrance porch, good size entrance hall, south facing lounge, triple aspect 26' kitchen/diner, two bedrooms one of which has an en-suite shower room and a cloakroom/WC. To the first floor there is a good size landing, two bedrooms both with large walk-in storage and a modern family bathroom. Outside there is a ample frontage which provides off road parking for several vehicles and leads to the garage and a good size rear garden. EPC - D.

FEATURES

- Deceptively Spacious Four Bedroom Detached Chalet Style House
- Well Presented and Bright Throughout
- South Facing Lounge
- Impressive 26' Kitchen/Diner
- Ground Floor Bedroom with Re-Fitted En-Suite Shower Room
- Two First Floor Bedrooms Both With Sea Views
- Modern Family Bathroom
- Large Frontage Providing Plenty of Off Road Parking
- Within Easy Reach of Ravenside Retail Park & Glyne Gap Beach
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC front door with double glazed insert, double glazed windows to the front, spotlights, quarry tiled flooring.

Entrance Hall

Accessed via wooden front door with double glazed patterned insert, spotlights, radiator, stairs rising to the first floor enclosed with glass balustrade, two under-stairs cupboards.

Cloakroom/WC

Double glazed patterned window to the rear, low level WC with built-in wash hand basin, radiator.

Lounge

16' 7" x 11' 5" (5.05m x 3.48m) A south facing room with double glazed window to the front, ceiling coving, radiator.

Kitchen/Diner

26' 2" x 13' 11" max (7.98m x 4.24m max) A stunning triple aspect room with double glazed windows to the front side and rear and door to the rear leading to the garden, spotlights, a modern kitchen comprising; central island with large working surface area with inset sink with central mixer tap, inset four ring Whirlpool induction hob, pop up power points, a range of matching base cupboards with built-in appliances including; double oven and grill and dishwasher, breakfast bar area, two radiators, space for American style fridge/freezer, larder cupboard, further cupboard housing gas fired boiler, hot water cylinder and plumbing for washing machine.

Ground Floor Bedroom One

12' 9" x 8' 9" (3.89m x 2.67m) Double glazed window and door to the rear with the latter leading to the garden, ceiling coving, radiator, internal door to the garage.

En-Suite Shower Room

With spotlights, a stunning re-fitted three piece suite comprising; walk-in shower cubicle with thermostatic shower over, wash hand basin with chrome mixer tap and cupboard under, low level WC, chrome heated ladder style towel rail.



Ground Floor Bedroom Two

10' 6" x 7' 9" (3.20m x 2.36m) Double glazed window to the front, ceiling coving, radiator.

First Floor Landing

Double glazed window to the rear overlooking the garden, staircase enclosed with glass balustrade, area ideal for study/dressing table, fitted smoke alarm, radiator.

First Floor Bedroom One

13' 5" x 12' 8" (4.09m x 3.86m) Double glazed window to the front offering stunning views towards the English Channel, spotlights, access to loft space via hatch, radiator, double doors leading to large walk-in wardrobes, exposed floorboards.

First Floor Bedroom Two

15' 11" max x 13' 5" (4.85m max x 4.09m) Double glazed window to the front offering stunning views towards the English Channel, spotlights, radiator, walk-in cupboard.

Bathroom

Double glazed patterned window to the rear, spotlights, a stunning re-fitted three piece suite comprising; panelled bath with thermostatic shower over, chrome mixer tap and fitted screen, pedestal wash hand basin, low level WC, radiator.

Garage

13' 0" x 9' 1" (3.96m x 2.77m) Accessed via electric roller door, personal door.

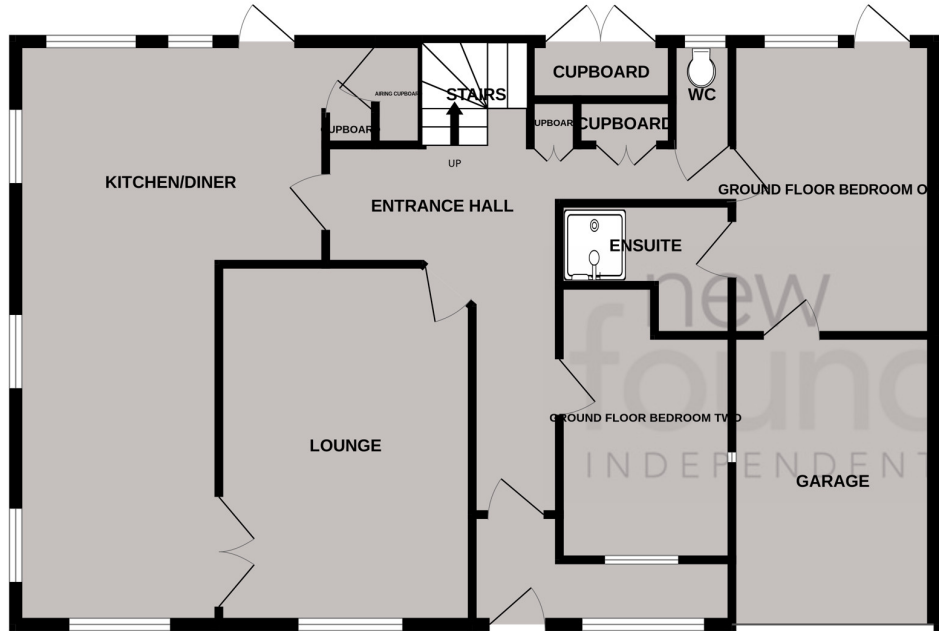
Outside

The front of the property is approached via a tarmac driveway leading to a large area enclosed with fencing providing further off road parking and the garage, gated side access, area with various plants and bushes.

Adjacent to the rear of the property there is a paved area which leads to the gated side access and a large double storage cupboard, the main area of garden is predominantly laid to lawn with raised concrete area either ideal for entertaining or summer house, two raised vegetable patches, various area with planted flowers and shrubs.

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>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(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	

