



250 London Road, Bexhill-on-Sea,
East Sussex TN39 4AJ



PROPERTY DESCRIPTION

A three bedroom semi-detached house ideally situated a short walk from the local high street and supermarket whilst also being approximately a mile from the town centre, railway station & seafront. The accommodation comprises; entrance porch, entrance hall, dual aspect lounge, conservatory, fitted kitchen, ground floor shower room and three first floor bedrooms. Outside the property benefits from a good size rear garden. EPC - D.

FEATURES

- Three Bedroom Semi-Detached House
- Dual Aspect Lounge
- Ground Floor Shower Room
- Good Size Rear Garden
- Gas Central Heating
- Conservatory
- Short Distance To Local Shops And Supermarket
- Approximately A Mile From The Town Centre, Seafront & Train Station
- Ideal First Home
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance Porch

Accessed via wooden door with double glazed insert, windows to the front and side.

Entrance Hall

Stairs rising to the first floor, double glazed window to the side.

Lounge/Dining Room

16' 11" x 10' 10" (5.16m x 3.30m) A dual aspect room with double glazed windows to the front and rear, double glazed door to the rear leading to the conservatory, ceiling coving, radiator, feature fireplace.

Kitchen

9' 10" max x 9' 9" (3.00m max x 2.97m) Double glazed window to the side, a fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, space for cooker, washing machine and fridge, a range of matching wall and base cupboards with fitted drawers, wall mounted gas fired boiler.

Ground Floor Shower Room

Fitted three piece suite comprising; corner walk-in shower cubicle with shower over, low level WC, wash hand basin.

First Floor Landing

Access to loft space via hatch.

Bedroom One

15' 8" x 8' 10" (4.78m x 2.69m) A dual aspect room with double glazed windows to the front and rear, radiator.

Bedroom Two

9' 10" x 7' 0" (3.00m x 2.13m) Double glazed window to the front, heated towel rail, cupboard.

Bedroom Three

8' 7" x 7' 0" (2.62m x 2.13m) Double glazed window to the rear, radiator, cupboard.

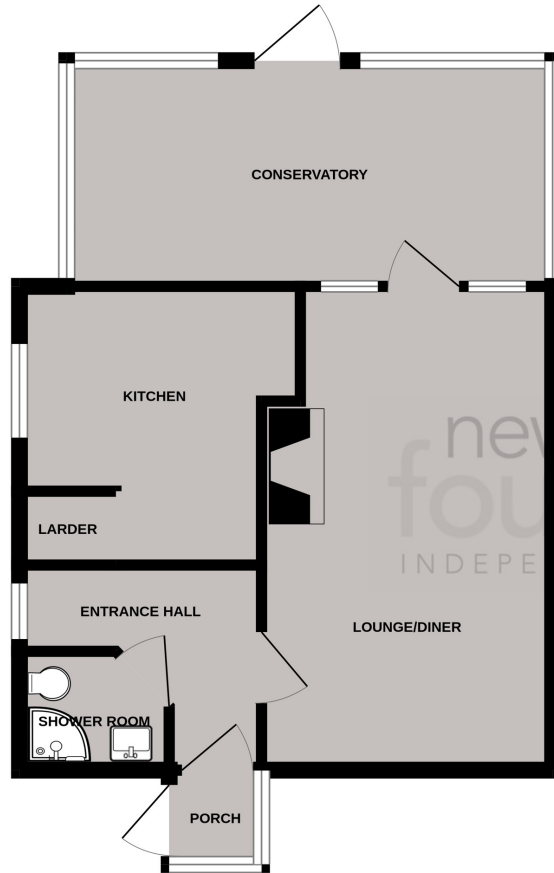
Outside

The property has a good size frontage mainly laid to lawn with steps leading to the entrance porch, gated side access.

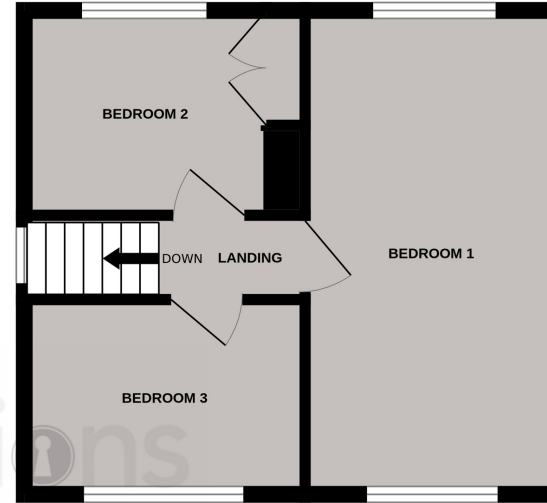
Adjacent to the conservatory there is a paved area which also leads to the gated side access, the remainder of the rear garden is mainly laid to lawn and also extends to the side of the property, enclosed with fencing.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

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		85
(81-91)	B		
(69-80)	C		56
(55-68)	D		
(39-54)	E		
(21-38)	F		56
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

