



9 Hillcrest Avenue, Bexhill-on-Sea,  
East Sussex TN39 4DA



## PROPERTY DESCRIPTION

An exceptional three bedroom semi-detached family home which has been extended and modernised by the current vendors to a high standard. The property is ideally located within this sought after West Bexhill location which is within easy reach of the local shops and Bexhill High School. On the ground the accommodation comprises; entrance hall which leads to the stunning open plan kitchen/dining family area, separate bay fronted lounge, modern re-fitted shower room and integral garage. On the first floor there are three good size bedrooms and a re-fitted modern bath/shower room with access to an eaves storage area. Outside there is off road parking for multiple vehicles and a landscaped rear garden with various areas to entertain and cabin/office. An internal viewing is recommended to fully appreciate this magnificent home. EPC - E

## FEATURES

- Extended Three Bedroom Semi-Detached Family Home
- Stunning Kitchen/Diner/Family Area
- Modern Re-Fitted Ground Floor Shower Room
- Modern Four Piece Suite Bathroom On The First Floor
- Landscaped 70ft Garden
- Large Cabin/Office With Power and Lighting
- Bay Fronted Lounge
- Ample Off Road Parking
- Council Tax Band - D
- Integral Garage With Electric Door





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, double glazed patterned window to the front, stairs rising to the first floor, radiator, door leading to the garage, open plan to the kitchen/dining/family area.

### Lounge (Currently Arranged as a Bedroom)

17' 1" x 11' 4" (5.21m x 3.45m) Double glazed bay window to the front, feature fireplace with inset thermostatically controlled gas fire, radiator.

### Kitchen/Diner/Family Area

25' 11" max x 20' 2" max (7.90m max x 6.15m max)  
Kitchen/Diner Area: Dual aspect with double glazed window to the rear overlooking the garden and sliding door to the side leading to the patio, inset spotlights, a comprehensive range of granite working surfaces with inset sink and drainer unit with mixer tap, inset four ring induction hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted deep drawers, a range of built-in appliances including; two eye level electric ovens, microwave and dishwasher, space for tall fridge/freezer, vertical wall mounted radiator, space for table and chairs with three pendant lights above.

Family Area: Double glazed sliding doors leading to the rear patio, feature log burner, radiator.

### Ground Floor Shower Room

6' 1" x 5' 8" (1.85m x 1.73m) Double glazed patterned window to the side, a recently re-fitted shower room with three piece suite comprising; large fully tiled walk-in shower cubicle with Triton electric shower over, low level WC with concealed cistern, wash hand basin with chrome mixer tap and cupboard under, chrome heated ladder style towel rail, extractor fan.

### Integral Garage

15' 2" x 7' 8" (4.62m x 2.34m) Accessed via electric up and over door, double glazed patterned window to the side, wall mounted gas fired boiler, utility area with space for washing machine and tumble dryer, various power points, range of working surfaces with cupboards below.

### First Floor Landing

Access to loft space via hatch, airing cupboard with shelving.

### Bedroom One

14' 9" x 12' 7" (4.50m x 3.84m) Double glazed bay window to the front, radiator, built-in wardrobes with sliding doors.

### Bedroom Two

14' 0" x 11' 1" (4.27m x 3.38m) Double glazed to the rear overlooking the garden, picture rail, radiator.

### Bedroom 3

14' 8" x 8' 4" (4.47m x 2.54m) Double glazed window to the rear, radiator.

### Bathroom

11' 8" max x 7' 7" max (3.56m max x 2.31m max) Double glazed patterned window to the side, inset spotlights, a stunning re-fitted four piece suite comprising; large walk-in shower cubicle with thermostatic shower over, wash hand basin with mixer tap and cupboards under, low level WC with concealed cistern, panelled bath with mixer tap and shower attachment, chrome heater ladder style towel rail, part tiled walls, access to large eaves storage area.

### Outside

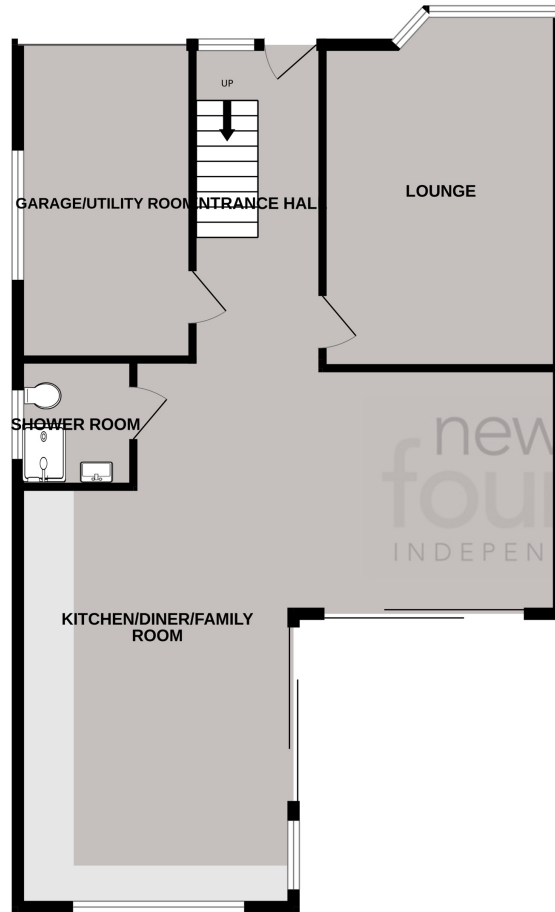
The property is approached via an extensive paved driveway providing off road parking for multiple vehicles, gated side access, well planted hedging and flower bed.

To the rear there is a beautifully landscaped west facing garden which measures in excess of 70ft in depth.

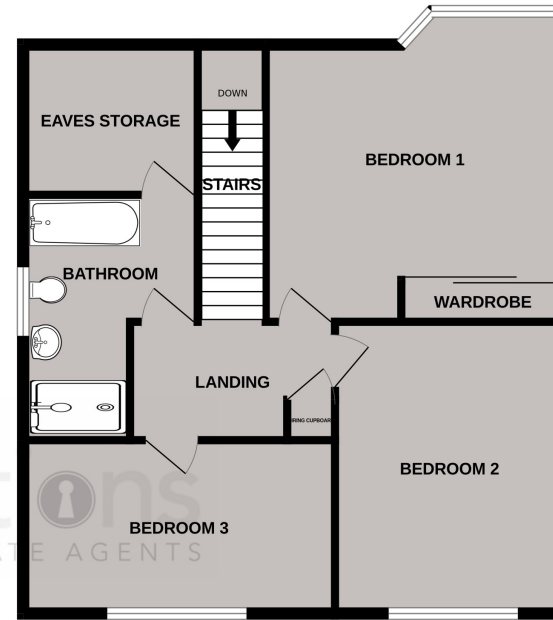
Adjacent to the rear of the property there is a large patio area which makes for an ideal entertaining area, various well planted raised timber beds one of which has an antique olive tree, areas laid with shingle, large cabin/office which measures 12'2 x 8'10 with power, lighting and double glazed windows and double doors, wide side pathway ideal for storage with outside water tap and gated side access, the second area of garden has a large area of lawn, two areas of patio, two timber framed sheds, various well planted flower beds, raised timber flower bed.

# 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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