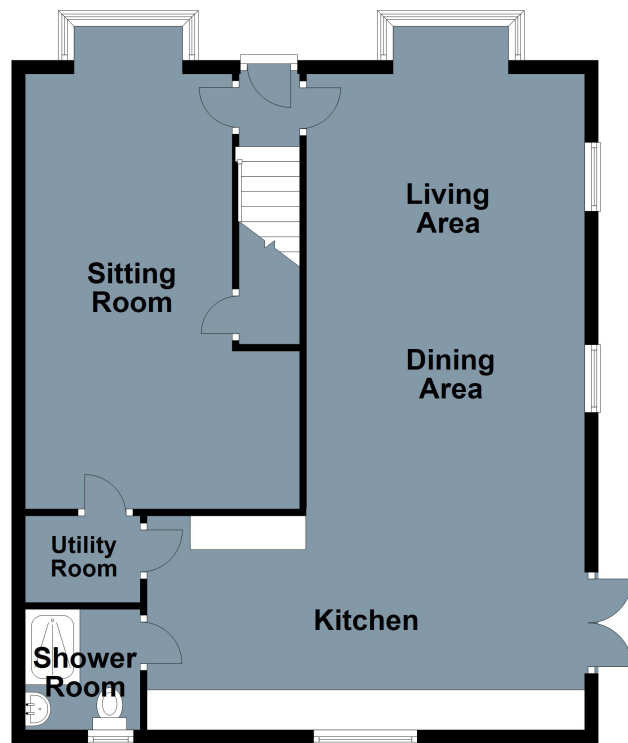


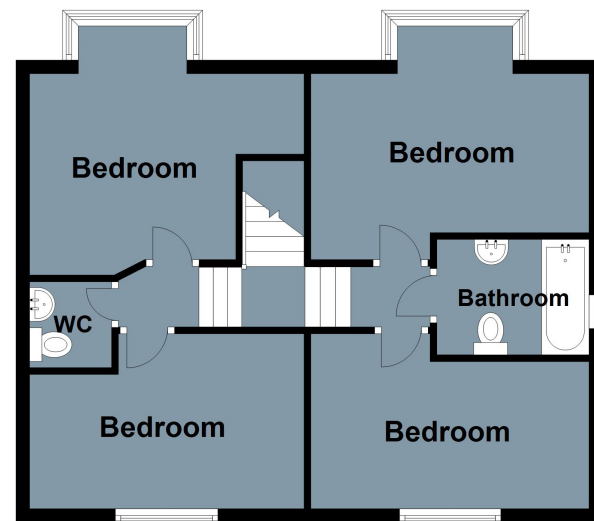
Ground Floor

Approx. 82.4 sq. metres (886.8 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)
 For illustration purposes only - not to scale



283 London Road, Bexhill-on-Sea, East Sussex TN39 4AH **£375,000 freehold**

A recently refurbished four bedroom family home with ample parking and large garden.

Semi Detached Family Home
 Utility Room

4 Bedrooms
 Off-Road Parking

Large Kitchen/Family Room
 Good Size Garden

Separate Reception Room
 Close to Amenities

Description

An attractive semi detached family home having recently undergone extensive refurbishment. To the ground floor the main kitchen/breakfast room is an impressive space, measuring over 30' long, ideal for modern family living and entertaining. In addition there is a spacious separate reception room, a utility room and downstairs shower room. To the first floor are four generously proportioned bedrooms and a recently fitted family bathroom. Externally the property enjoys ample off-road parking which is a rarity in this location, and to the rear is a generous terraced rear garden. There is a comprehensive range of amenities within walking distance of the property and Bexhill is generally well served for recreational facilities, sites of historic interest, good schooling at primary and secondary levels, both comprehensive and private. Viewing highly recommended.

Directions

On approaching Bexhill on the A259 Ninfield Road, proceed through Sidley bearing right onto London Road where the property will be found shortly along on the right hand side indicated by our 'For Sale' board. What3Words: ///horn.mime.scouts

THE ACCOMMODATION

Is approached via steps leading to the front door which leads into

BRIEF ENTRANCE HALL

With split staircase leading to the first floor landing, door into

OPEN PLAN KITCHEN/LIVING/DINING AREA

32' 0" x 13' 4" (9.75m x 4.06m) widening to 21' 1" (6.43m) in the kitchen area. A very impressive triple aspect room with windows to either end and to the side plus ceiling lights. The kitchen has a wide range of wall mounted and base Shaker style units incorporating cupboards and drawers with granite work surface, one and a half bowl stainless steel sink drainer unit with mixer tap, integrated full height fridge/freezer, cupboard housing combi boiler, integrated dishwasher, Range oven with five ring gas hob, hotplate and grill, tiled splash back surround. There is a television aerial point, multiple radiators, engineered wood flooring, recessed lighting to ceiling.



UTILITY ROOM

5' 4" x 4' 2" (1.63m x 1.27m) Space for washing machine and tumbledryer, shelving.

DOWNSTAIRS SHOWER ROOM

5' 10" x 5' 1" (1.78m x 1.55m) WC, vanity unit incorporating sink with cupboards under, electric Insignia amazon shower, recessed lighting to ceiling, window to rear.

RECEPTION ROOM

21' 3" x 13' 2" (6.48m x 4.01m) max, window to front, large under stairs storage cupboard, door to hallway.

FIRST FLOOR LANDING

Door to

BEDROOM ONE

13' 4" x 6' 9" (4.06m x 2.06m) max, bay window to front, television aerial point.

BEDROOM TWO

13' 2" x 8' 6" (4.01m x 2.59m) Two windows to the rear of the property, television aerial point.

SEPARATE WC

WC and wash hand basin, window.

BEDROOM THREE

13' 4" x 7' 8" (4.06m x 2.34m) Bay window to the front of the property, television aerial point.

BEDROOM FOUR

10' 4" x 10' 0" (3.15m x 3.05m) Window to the rear of the property, recessed lighting to ceiling.

FAMILY BATHROOM

Window to the side of the property, bath with shower attachment over and crittle shower screen, vanity unit incorporating basin with cupboards under, WC, tiled walls, laminate flooring, recessed lighting to ceiling.



OUTSIDE

To the front of the property, there is a large area of tarmac driveway providing off-road parking for several vehicles. There are steps leading down to the front door from street level with a small area of lawn.

A side gate gives access to the rear garden which is separated into two sections, a raised terrace is accessed from the kitchen/living room, surrounded by wrought iron ballustrading with lighting. There are steps down onto a generous area of lawn.



COUNCIL TAX

Rother District Council
Band B - £1800.50

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.