

£230,000 Freehold



56 Chandler Road, Bexhill-on-Sea,  
East Sussex TN39 3QN





## PROPERTY DESCRIPTION

An attractive victorian terraced house situated in the sought after Collington area with a lovely westerly facing garden. Other notable features include 2 double bedrooms, ground floor bathroom/ Wc, a number of character features including original fireplaces. EPC D

## FEATURES

- Attractive victorian terrace
- Popular Collington location
- 2 Double bedrooms
- Ground floor bathroom/Wc
- Lovely westerly facing garden
- Scope for further improvement
- A number of character features
- Council Tax - B





## ROOM DESCRIPTIONS

### Entrance

Front door leading directly into the living room.

### Living Room

13' 7" x 12' 5" (4.14m x 3.78m) max. Front door leading directly into Living room, with radiator, chimney breast, dado rail, double glazed bay window with outlook to the front, archway to inner hallway leading to the staircase with further archway leading to kitchen/diner.

### Kitchen/Diner

12' 5" x 9' 10" (3.78m x 3.00m) Comprising single drainer stainless steel sink unit with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in electric oven with four ring gas hob, chimney breast and fireplace with back boiler, under stairs storage cupboard, cupboards built into chimney breast recess, double glazed window with without to the rear.

### Utility Room

7' 2" x 5' 9" (2.18m x 1.75m) With space for washing machine, fridge/freezer and other appliances, door to ground floor bathroom, door to garden.



### Ground floor bathroom

7' 2" x 4' 6" (2.18m x 1.37m) With white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator, two frosted glass windows.

### First floor landing

Stairs rising from ground floor to 1st floor landing with hatch to loft space.

### Bedroom 1

13' 8" x 9' 11" (4.17m x 3.02m) With original fireplace, built-in wardrobe, radiator, two double glazed windows with outlook to the front.

### Bedroom 2

13' 8" x 9' 6" (4.17m x 2.90m) With original fireplace, wash hand basin, radiator, built-in wardrobe, two double glazed windows overlooking the rear garden.

### Outside

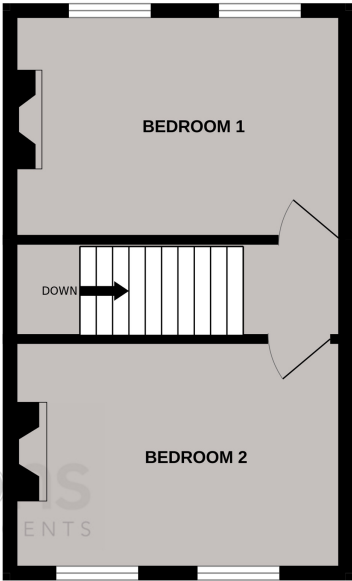
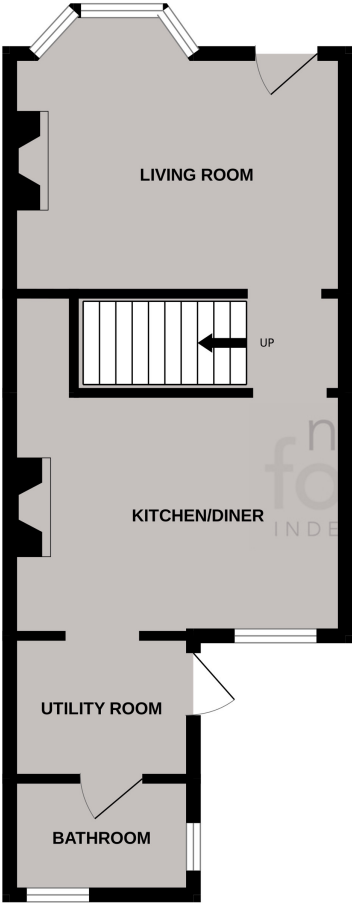
Rear garden being a particular feature of the property facing in a Westley direction and measuring approximately 60' in length with area of artificial grass, fenced all round, gate to rear twitten, small patio area.



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.  
Made with Metroplex 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

