



71 Windsor Road, Bexhill-on-Sea, East  
Sussex TN39 3PE



## PROPERTY DESCRIPTION

A character two bedroom mid-terraced house ideally located just outside of Bexhill Town Centre and within easy reach of all the local amenities, seafront and train station. This charming home has accommodation comprising; entrance hall, bay fronted lounge open plan to the dining room, fitted kitchen, utility room, two first floor bedrooms and modern bathroom. Outside there is a low maintenance front garden and a pleasant rear garden with patio area ideal for entertaining. EPC - C.

## FEATURES

- Two Bedroom Terraced House
- Ideally Located Just Outside Town Centre
- Bay Fronted Lounge
- Kitchen With Utility Area
- Characterful & Charming
- West Facing Rear Garden With Patio Area Ideal For Entertaining
- Modern Bathroom
- Easy Access To Seafront & Train Station
- Viewing Advised!
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via private front door, ceiling coving, dado rail, stairs rising to the first floor.

### Bay Fronted Lounge

13' 9" into bay x 11' 6" (4.19m into bay x 3.51m)

Double glazed bay window to the front, ceiling coving, radiator, open plan to;

### Dining Room

12' 3" x 11' 5" (3.73m x 3.48m) Double glazed window to the rear, ceiling coving, radiator.

### Kitchen

13' 6" x 7' 5" (4.11m x 2.26m) Two double glazed windows to the side and door giving access to the garden, a fitted kitchen comprising a range of laminate working surfaces with inset circular stainless steel sink and drainer unit with mixer tap, range of base units and wall mounted glazed fronted display unit, space for cooker and fridge freezer, wall mounted gas fired boiler, useful under-stairs storage.

### Utility Room

7' 5" x 5' 1" (2.26m x 1.55m) Double glazed patterned window to the side, space for washing machine, radiator.

### First Floor Landing

Double glazed window to the side, access to loft space via hatch, radiator.

### Bedroom One

12' 5" x 11' 8" (3.78m x 3.56m) Two double glazed window to the front, ceiling coving, radiator.

### Bedroom Two

12' 6" x 9' 3" (3.81m x 2.82m) Double glazed window to the rear, ceiling coving, radiator.

### Bathroom

9' 7" x 7' 2" (2.92m x 2.18m) Double glazed patterned window to the rear, a modern fitted three piece suite comprising; p-shaped panelled bathroom with fitted screen, handheld attachment and shower over, low level WC, wash hand basin with mixer tap, chrome heated ladder style towel rail.

### Outside

To the front there is a low maintenance garden.

The rear garden benefits from being of a westerly aspect.

Adjacent to the kitchen there is a patio area which in turn extends the width of the garden making an idea entertaining area, outside water tap, the remainder of the garden is laid to lawn with gated rear access.

# FLOORPLAN



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               |
| Very energy efficient - lower running costs |          |                         |
| (92+)                                       | <b>A</b> |                         |
| (81-91)                                     | <b>B</b> | <b>87</b>               |
| (69-80)                                     | <b>C</b> |                         |
| (55-68)                                     | <b>D</b> | <b>70</b>               |
| (39-54)                                     | <b>E</b> |                         |
| (21-38)                                     | <b>F</b> |                         |
| (1-20)                                      | <b>G</b> |                         |
| Not energy efficient - higher running costs |          |                         |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |

