



**54 St Peters Crescent, Bexhill-on-Sea,  
East Sussex TN40 2EJ**





## PROPERTY DESCRIPTION

A bright and spacious three double bedroom detached bungalow ideally situated in the popular 'Chantry' area of Bexhill. The accommodation comprises; entrance porch, entrance hall, triple aspect L-shaped lounge/dining room, fitted kitchen, shower room and separate WC. Outside there is a beautiful 90ft south easterly aspect rear garden, off road parking for multiple vehicles and garage. To be sold with the added benefit of no onward chain.

EPC - D.

## FEATURES

- Three Bedroom Detached Bungalow
- L-Shaped Lounge/Diner
- Fitted Kitchen
- Off Road Parking For Multiple Vehicles
- Garage
- Stunning 90ft Rear Garden
- No Onward Chain
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door with double glazed patterned insert, further double glazed patterned window to the side.

### Entrance Hall

Accessed via glazed door, further window to the side, ceiling coving, access to loft space via hatch, radiator, useful double cupboard.

### L-Shape Lounge/Diner

21' 6" max x 16' 6" max (6.55m max x 5.03m max) A bright and spacious triple aspect room with double glazed window to both sides and front, ceiling coving, two radiators, serving hatch, feature fireplace with marble surround and electric fire incorporated, television point.

### Kitchen

12' 10" x 8' 7" (3.91m x 2.62m) Double glazed window and door to the side, ceiling coving, a fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl ceramic sink and drainer unit with chrome mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall, base and recessed storage cupboards, inset electric oven, space for various appliances including; fridge and washing machine, radiator, wall mounted gas fired central heating boiler.

### Bedroom One

14' 10" x 9' 5" (4.52m x 2.87m) Double glazed window to the rear with a pleasant outlook over the garden, ceiling coving, radiator.

### Bedroom Two

11' 9" x 7' 11" (3.58m x 2.41m) Double glazed window to the front, ceiling coving, radiator.

### Bedroom Three

11' 10" x 9' 5" (3.61m x 2.87m) A dual aspect room with double glazed window to the side and french doors to the rear with the latter opening onto the garden patio, ceiling coving, radiator.

### Shower Room

Double glazed patterned window to the side, ceiling coving, a modern suite comprising; fully tiled walk-in shower cubicle with thermostatic shower over, wash hand basin with working surface and cupboards under, radiator.

### WC

Double glazed patterned window to the side, low level WC.

### Garage

18' 4" x 8' 5" (5.59m x 2.57m) Accessed via up and over door, double glazed window and door to the rear, power points and lighting.

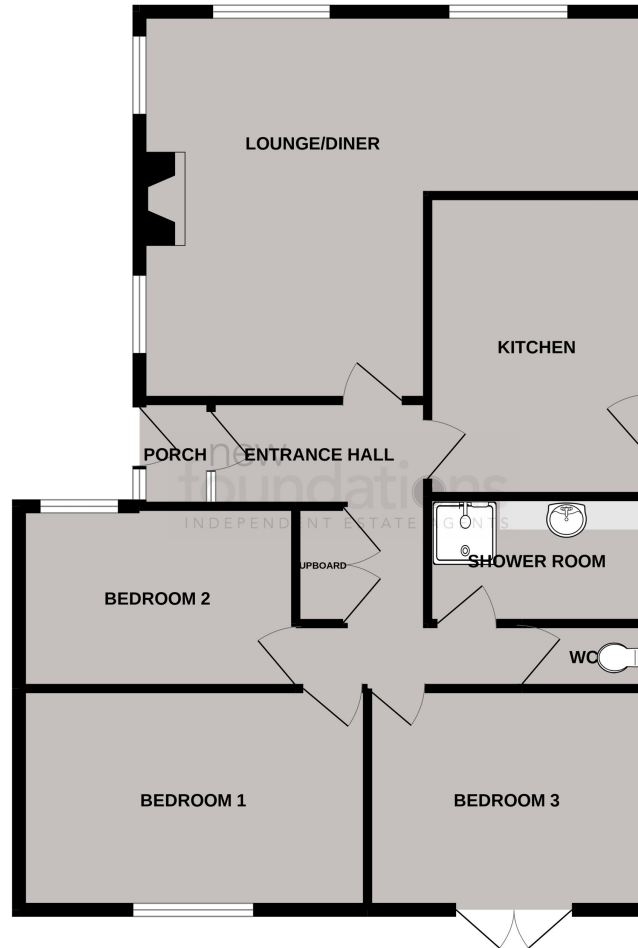
### Outside

The front of the property is approached via a block paved driveway providing off-road parking for multiple vehicles and leads to the garage, gated side access, The remainder of the garden is predominantly laid to lawn with very well planted mature shrub borders.

Adjacent to the rear of the property there is an extensive patio which is an ideal space for entertaining, The rear garden benefits from being of a south-easterly aspect, personal door to the garage, gated side access, outside water tap, timber frame shed, further patio area. The remainder of the rear garden is predominantly laid to lawn, enclosed with mature shrubs and trees and measure approximately 94ft in length and 42ft in width.

# FLOORPLAN

## GROUND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

