



15 Brockley Road, Bexhill-on-Sea, East
Sussex TN39 3HA



PROPERTY DESCRIPTION

JUST OFF THE SEAFRONT. A rarely available FOUR BEDROOM mid terraced house in this most sought after location just off Bexhill Seafront and adjacent to Egerton Park & the Polegrove. This deceptively spacious and characterful home is one not to be missed and has ground floor accommodation comprising; entrance porch, spacious entrance hall, westerly aspect lounge, dining room with double doors leading to the garden, good size kitchen and shower room. On the first floor there are four bedrooms with bedrooms one and two benefitting from a west facing balcony with SEA VIEWS and across the Polegrove and a further shower room. Outside there are low maintenance gardens. Further benefits include double glazing and gas fired central heating system with a recently installed boiler. EPC - D.

FEATURES

- Rarely Available Four Bedroom House
- Just Off Bexhill Seafront
- Adjacent To Egerton Park & The Polegrove
- Low Maintenance Gardens
- Short Walk To Collington Train Station
- West Facing Balcony Off Bedrooms One And Two With Sea Views
- Ground Floor Shower Room
- Two Reception Rooms
- Good Size Kitchen
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC front door, double glazed windows to both sides ones with a sea view.

Entrance Hall

11' 9" x 7' 7" (3.58m x 2.31m) Accessed via wooden door, double glazed window to the front, ceiling coving, radiator.

Inner Hall

11' 9" x 7' 11" (3.58m x 2.41m) Stairs rising to the first floor, under-stairs cupboard, radiator.

Lounge

12' 7" x 11' 11" (3.84m x 3.63m) Double glazed with window to the front, ceiling coving, picture rail, feature fireplace, radiator.

Dining Room

13' 2" x 11' 11" (4.01m x 3.63m) Double glazed windows and doors to the rear with the latter leading to the garden, ceiling coving, recessed cupboards and display units, radiator.

Kitchen

11' 10" x 9' 4" (3.61m x 2.84m) Double glazed window to the rear and UPVC door leading to the garden, recently installed wall mounted gas fired boiler, a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for fridge/freezer, washing machine and tumble dryer.

Shower Room

4' 11" x 4' 10" (1.50m x 1.47m) Double glazed window to the side, a matching suite comprising; walk-in shower cubicle with electric shower over, corner wash hand basin with mixer tap and cupboard under, low level WC, chrome towel rail.

First Floor Landing

Cupboard with shelving.

Master Bedroom

12' 8" x 12' 2" (3.86m x 3.71m) Double glazed sliding doors leading to the balcony and with views across the Polegrove and towards the sea, picture rail, wash hand basin, radiator.

Balcony

21' 4" x 2' 11" (6.50m x 0.89m) Accessed via both bedrooms one and two and with views over the Polegrove and towards the sea.

Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m) Double glazed sliding door leading to the balcony with views over the Polegrove and towards the sea, radiator, two cupboards.

Bedroom Three

9' 5" x 8' 6" (2.87m x 2.59m) Double glazed window to the rear, picture rail, radiator.

Bedroom Four

13' 2" x 8' 7" (4.01m x 2.62m) Double glazed window to the rear, picture rail, radiator, cupboard, wash hand basin.

Shower Room

7' 10" x 6' 2" (2.39m x 1.88m) Double glazed frosted glass window to the rear, low level WC, pedestal wash hand basin, walk-in shower cubicle with electric shower over, part tiled walls, radiator.

Outside

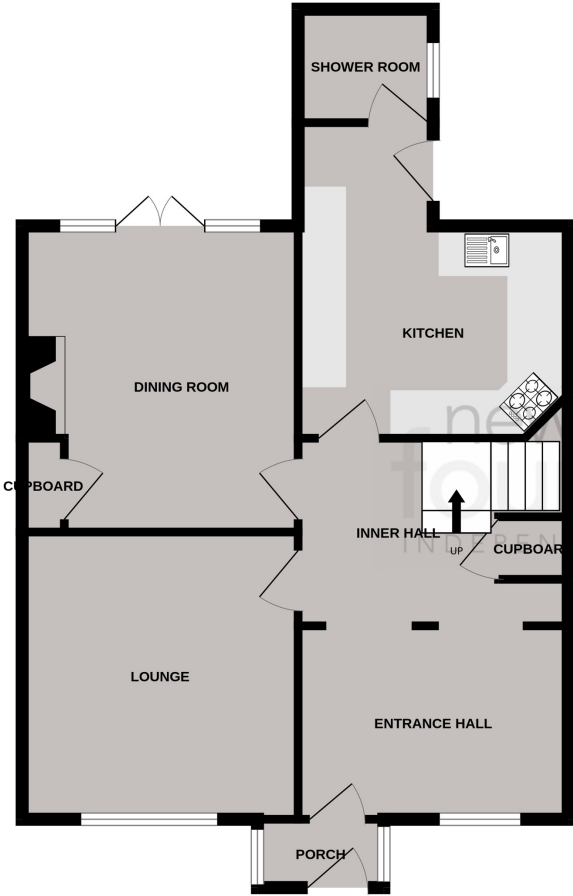
The front garden is mainly paved for ease of maintenance.

To the rear garden is also low maintenance, raised timber framed bed, area laid with wooden tiled, paved area, outside water tap, gated access.

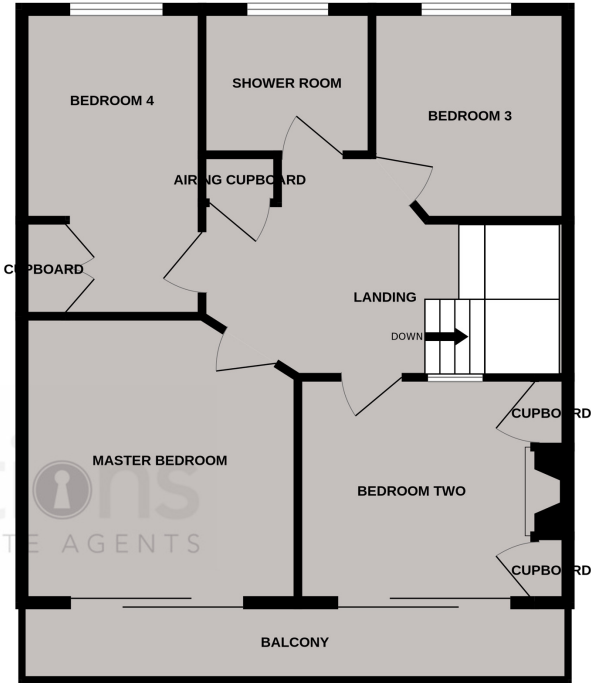


FLOORPLAN

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	58	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

