



6 Ashdown Road, Bexhill-on-Sea, East
Sussex TN40 1SE



PROPERTY DESCRIPTION

A well presented 3 bedroom end of terrace house tucked away in a cul de sac. Notable benefits include, double glazed conservatory overlooking the lawned westerly facing garden, open plan kitchen diner, refitted bathroom, garage with power accessible from the garden and private double driveway to the front. Ideally situated within close proximity of the Town centre, seafront and railway station. EPC - C.

FEATURES

- Three Bedroom End Of Terrace House
- Single Garage
- Recently refitted bathroom
- Double Glazed Conservatory
- Carpets and internal doors recently renewed
- Recently Installed Double Driveway
- Well Situated Cul-de-Sac Location
- Living Room and Separate Dining Room
- Well Presented By Current Owners
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance hall with radiator, telephone point, double glazed window, door to Living Room.

Living Room

17' 0" max x 12' 5" max (5.18m x 3.78m) With radiator, TV aerial point, picture rail, double glazed window with outlook to front, large under stairs storage cupboard, glazed door leading to Dining Room.

Dining Room

10' 2" x 6' 7" (3.10m x 2.01m) With radiator, laminate floor, large archway to kitchen, glazed double doors leading to double glazed conservatory.

Kitchen

10' 2" x 5' 6" (3.10m x 1.68m) With a range of modern units comprising; single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric oven with four ring gas hob and extractor hood over, space for fridge freezer and washing machine, part tiling to walls, double glazed window.

Conservatory

9' 8" x 9' 7" (2.95m x 2.92m) With power and light and attractive outlook over the rear garden, double glazed double doors leading onto the garden.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with hatch to loft space, dado rail.

Bedroom 1

9' 10" x 9' 5" (3.00m x 2.87m) With radiator, built-in double wardrobe with mirror fronted sliding doors, double glazed window with outlook to front.

Bedroom 2

9' 11" x 6' 10" (3.02m x 2.08m) With radiator, double glazed window with outlook to rear.

Bedroom 3

10' 1" x 5' 6" (3.07m x 1.68m) With radiator, double glazed window with outlook to rear.

Bathroom

With modern white suite comprising; panelled bath with mixer tap and shower over with glass shower screen, low-level WC, pedestal wash hand basin, part wood panelling to walls, part tiling to walls, ceiling spotlights, frosted glass double glazed window.

Garden

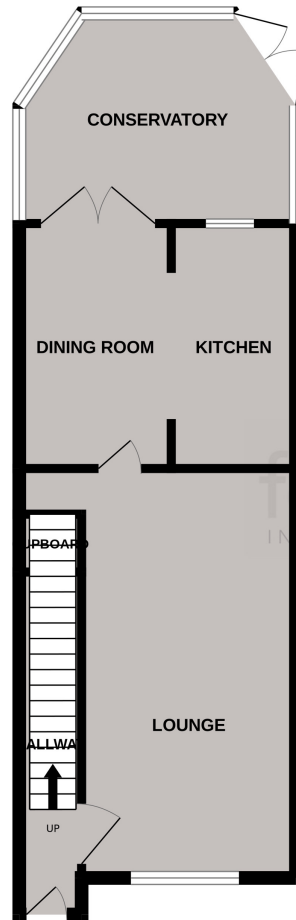
The rear garden is facing in a westerly direction with area of decking and lawned area of garden, stone pathway leading to the foot of the garden and a further private area immediately behind the garage with personal door to the garage, gated access down the side of the property to the front with a recently installed double driveway.

Garage

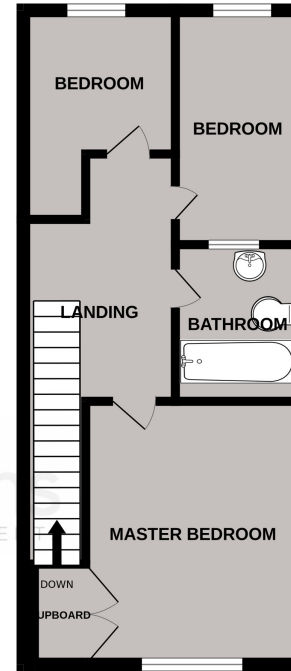
16' 11" x 7' 10" (5.16m x 2.39m) With power and light, accessed via metal up and over door.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

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+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

