





## PROPERTY DESCRIPTION

An extremely well presented three bedroom detached house situated in a quiet-cul-sac within close proximity to Bexhill Old Town. The property is also well located for Bexhill College, local schools whilst Ravenside Retail Park & Glyne Gap Beach are only a short drive away. The accommodation comprises; entrance hall, cloakroom/WC, lounge with double doors leading to the garden, impressive dual aspect kitchen/diner with central island, three bedrooms with the master having an en-suite shower room and family bathroom. Outside there is off road parking, garage and a good size rear garden. EPC - D.

## FEATURES

- Well Presented Three Bedroom Detached House
- Close Proximity To Bexhill College & Local Schools
- Lounge With Double Doors Leading To The Garden
- Impressive 21' Kitchen/Diner With Central Island
- Master Bedroom With En-Suite Shower Room
- Quiet Cul-De-Sac Location
- Garage (Part Of Which Now Forms An Office)
- Cloakroom/WC
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, stairs rising to the first floor, ceiling coving, radiator, under-stairs cupboards.

### Cloakroom/WC

Double glazed patterned window to the side, ceiling coving, low level WC, wash hand basin with mixer tap, radiator.

### Lounge

14' 2" x 11' 3" (4.32m x 3.43m) Double glazed window and French doors to the rear leading to the garden, ceiling coving, radiator.

### Kitchen/Dining Room

21' 6" x 9' 10" (6.55m x 3.00m) A stunning dual aspect re-fitted kitchen with double glazed windows to the front and rear with the latter overlooking the garden, UPVC stable style door with double glazed patterned insert to the side, a range of working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, inset five ring electric hob with stainless steel chimney style extractor fan over, a range of matching wall and base cupboards with fitted deep pan drawers, built-in appliances including; electric eye level oven and microwave, slimline dishwasher, washing machine and fridge/freezer, central island, two radiators.

### First Floor Landing

Double glazed window to the side, ceiling coving, access to loft space via hatch, built-in cupboard housing gas fired boiler.

### Bedroom One

14' 8" max x 9' 11" (4.47m max x 3.02m) A dual aspect room with double glazed windows to the side and rear, ceiling coving, built-in wardrobes.

### En-Suite

8' 5" x 4' 1" (2.57m x 1.24m) Double glazed patterned window to the rear, ceiling coving, a modern fitted three piece suite comprising; shower cubicle with Triton electric shower, wash hand basin with cupboard under and work surface, low level WC with concealed cistern, electric shaver point.

### Bedroom Two

11' 5" max x 9' 9" (3.48m max x 2.97m) Double glazed window to the rear, ceiling coving, built-in wardrobe, radiator.

### Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m) Double glazed window to the front, ceiling coving, radiator, built-in wardrobe.

### Bathroom

7' 1" x 6' 8" (2.16m x 2.03m) Double glazed patterned window to the front, ceiling coving, a fitted three piece suite comprising; large corner bath with mixer tap and thermostatic shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, heated ladder style towel rail.

### Garage

11' 7" x 8' 1" (3.53m x 2.46m) Accessed via up and over door, power, lighting.

### Garden Room/Office Area

8' 1" x 5' 5" (2.46m x 1.65m) Accessed via door from the garden, power, door leading to the garage.

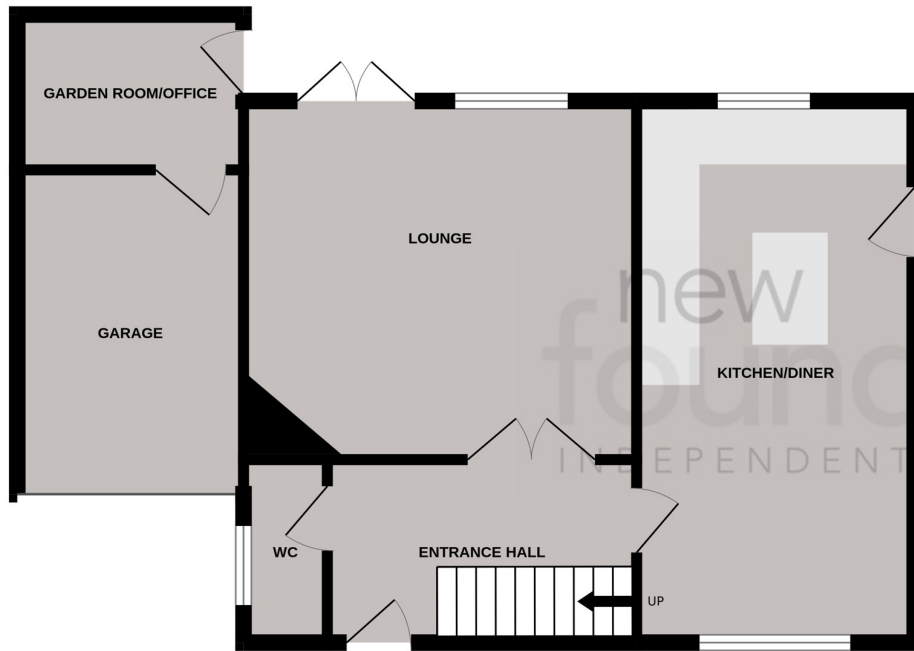
### Outside

To the front of the property there is off road parking which leads to the garage, small area of lawn, gated side access.

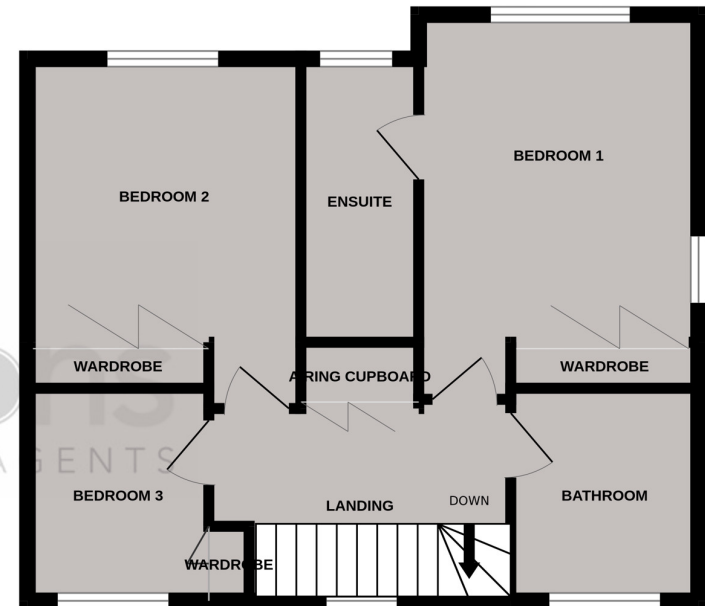
Adjacent to the rear of the property there is a patio which extends to the door leading to the office and to the gated side access, water tap, the remainder of the garden is mainly laid to lawn, decked area ideal for outside entertaining.

# 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(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	

