



14 Wartling Drive, Bexhill-on-Sea, East  
Sussex TN39 4QN



## PROPERTY DESCRIPTION

An opportunity to acquire a good sized three bedroom semi detached house, situated just outside of Little Common Village. Benefitting from no onward chain, accommodation of this property comprises; Entrance Hall, Living Room, Kitchen/Diner, Bathroom with Separate WC, Loft Room, Good sized lawned rear garden, oil fired boiler and radiators, off road parking. EPC - E

## FEATURES

- Three Bedrooms
- Semi Detached House
- Situated Just Outside of Little Common Village
- No Onward Chain
- Off Road Parking For Two Cars
- Oil Fired Boiler And Radiators
- Kitchen/Diner
- Additional Loft Room
- Lawned Front and Rear Gardens
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed door leading to entrance hall with radiator, access to under stairs storage cupboard, door to living room.

### Living Room

13' 5" x 13' 0" (4.09m x 3.96m) With an outlook over the rear garden, radiator, TV point, attractive fireplace with brick surround.

### Kitchen/Diner

19' 10" x 8' 11" (6.05m x 2.72m) With one and a half bowl stainless steel sink unit with mixer tap and cupboards below, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, wall mounted oil fired boiler, double glazed window giving outlook to the front of the property, four ring electric hob, storage unit housing electric oven with cupboards above and below, space for washing machine, space for slimline dishwasher, space for undercounter fridge and freezer, double glazed door leading onto the side of the property, further double glazed doors leading onto rear garden, radiator, tiled floor.

### First Floor Landing

Stairs from ground floor entrance hall to first floor landing with hatch to loft room, door to cupboard with hot water cylinder and shelving.

### Bedroom 1

11' 11" to front of wardrobes x 11' 5" (3.63m x 3.48m) With double glazed window with outlook over the rear garden, built in double wardrobe, radiator.

### Bedroom 2

11' 5" x 8' 10" (3.48m x 2.69m) With double glazed windows overlooking the garden, radiator, double storage cupboard.

### Bedroom 3

10' 1" into door recess x 6' 6" (3.07m x 1.98m) With double glazed windows overlooking the front of the property, radiator.

### Bathroom

With panelled bath with mixer tap and shower attachment, vanity unit with inset wash basin and cupboard below, radiator, two frosted glass double glazed windows, tiled walls.

### Separate WC

With WC, frosted glass double glazed window, tiled wall.

### Loft Room

18' 11" x 7' 0" which includes eaves (5.77m x 2.13m) Accessed via ladder/retractable staircase, with three velux windows overlooking the front and rear of the property with eaves storage cupboard.

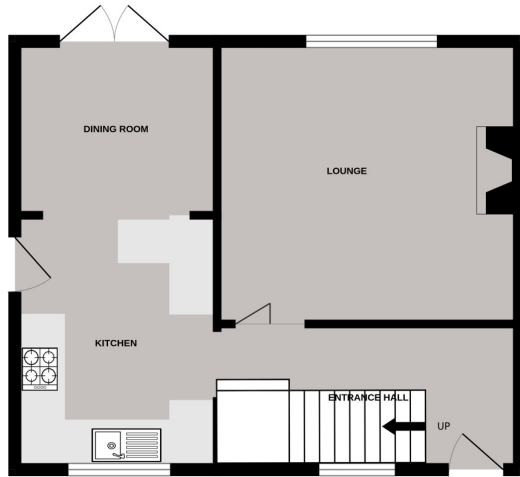
### Outside

To the rear of the property there is a good sized garden, mainly laid to lawn, screened by fencing and mature shrubs with some fruit trees, decking with pergola, door to storage room, additional brick built store cupboard with housing oil tank, additional door leading to further store area, side gate leading to the front of the property.

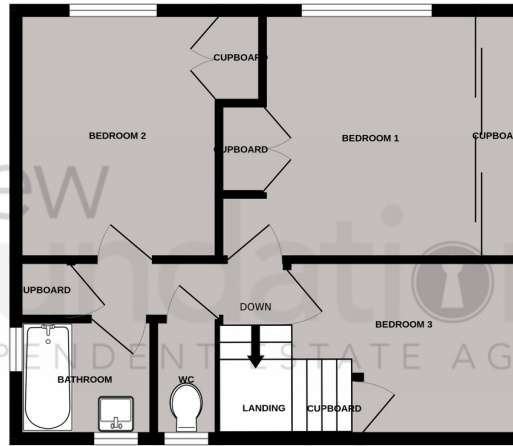
To the front there is a good sized area of lawned front garden, with additional area of parking for two cars

# FLOORPLAN

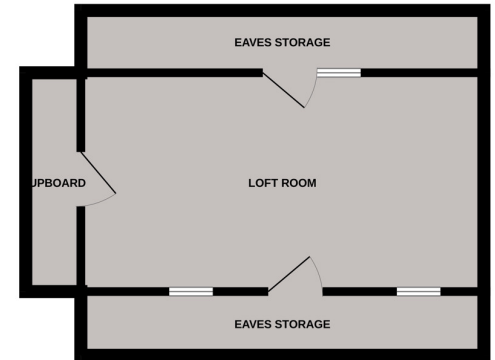
GROUND FLOOR



1ST FLOOR



2ND 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+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(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	

