



3 Tamarisk Gardens, Bexhill-on-Sea,  
East Sussex TN40 2NP



## PROPERTY DESCRIPTION

A modern 3 Bedroom Semi-detached house with unusually spacious accommodation with benefits including open plan kitchen/dining room with built in appliances, ground floor cloak room, en-suite to master bedroom, pleasant lawned rear garden, off road parking and situated in a small private close. EPC -C

## FEATURES

- Well Presented Three Bedroom Semi-Detached
- Modern Open Plan Kitchen/Diner
- En-Suite To Master Bedroom
- Lounge With French Doors Into The Garden
- Ground Floor Cloakroom
- Modern Family Bathroom
- Off Road Parking
- Sought After Quiet Close Off Hastings Road
- Close To Bexhill College & St Mary Magdalene Primary School
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Covered entrance with double glazed front door leading to private entrance hall with radiator, under stair storage cupboard, telephone point.

#### Cloakroom

With wc, wash hand basin with storage cupboards below, radiator, double glazed frosted glass window with outlook to front.

#### Sitting Room

5.59m x 4.32m (18' 4" x 14' 2") With radiator, TV point, double glazed window with outlook over rear garden, double glazed double doors leading onto rear garden.

#### Kitchen/Dining Room

25' 4" x 11' 10" (7.72m x 3.61m) narrowing to 10'1 With range of modern units comprising single drainer one and a half bowl sink unit with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built in stainless steel fronted electric oven with five ring gas burner and extractor hood over, larder style cupboard, built in dishwasher and washing machine, cupboard housing wall mounted gas boiler, ceiling spotlighting, part tiling to walls, double glazed window with outlook to front, radiator and double glazed door leading onto the side of the property. Dining area with large radiator and double glazed window to side

### First floor

#### Landing

Stairs rising from down stairs entrance hall to first floor landing with hatch to loft space.

#### Bedroom 1

4.90m x 4.34m (16' 1" x 14' 3"narrowing to 8' 4") With radiator, built in double wardrobe and 2 double glazed windows with outlook to the rear, having plantation blinds.

#### En-Suite Shower Room

With fully tiled shower cubicle, wash hand basin with storage cupboards below, wc, part tiling to walls, chrome ladder radiator, extractor fan, double glazed frosted glass window.

#### Bedroom 2

3.71m x 2.84m (12' 2" to front of wardrobes x 9' 4") With built in double wardrobe, radiator, double glazed window with outlook to front.

#### Bedroom 3

3.20m x 2.62m (10' 6" x 8' 7") With built in wardrobe, radiator, double glazed window with outlook to front.

#### Family Bathroom

With white suite comprising panelled bath with shower over, glass shower screen, wash hand basin with storage cupboards below, wc, part tiling to walls, shaver point, chrome ladder radiator, extractor fan, door to airing cupboard with shelving, double glazed frosted glass window.

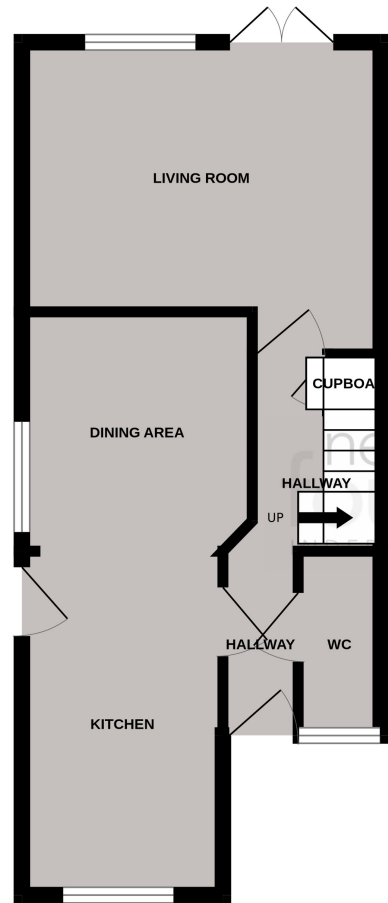
### Outside

#### Garden

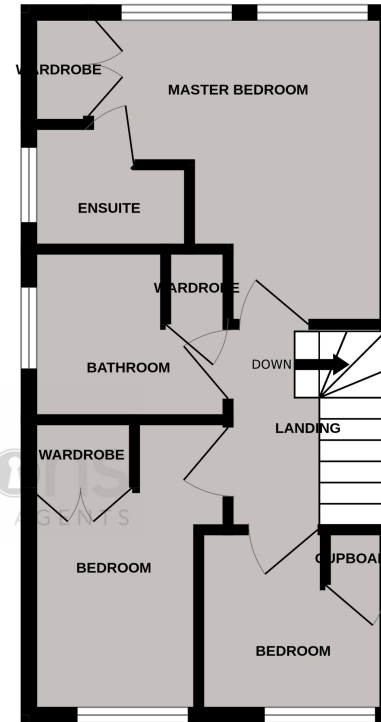
Private rear garden measuring approximately 40ft in length with patio, area of lawn, timber summer house, outside security lighting, access down the side of the property via a gate to the front. The front has been brick paved to give off-road parking.

# 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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