



31 Wentworth Close, Bexhill-on-Sea,
East Sussex TN40 2PQ



PROPERTY DESCRIPTION

A well presented three bedroom link-detached house situated in a cul-de-sac just off Hastings Road which is just a short distance from St Mary Magdalene Primary School & Bexhill Sixth Form College whilst Ravenside Retail Park & Glyne Gap Beach are also within close proximity. Set over two floors the accommodation comprises; entrance hall, dual aspect lounge with double doors leading to the garden, re-fitted and modern kitchen/diner, ground floor cloakroom/WC, three bedrooms and a family bathroom. Outside there is off road parking which leads to the garage and a private and enclosed rear garden EPC - D.

FEATURES

- Three Bedroom Link-Detached House
- Dual Aspect Lounge With Double Doors Leading To The Garden
- Re-Fitted & Modern Kitchen/Dining Room
- Ground Floor Cloakroom/WC
- Cul-De-Sac Just Off Hastings Road
- Short Distance To Ravenside Retail Park & Glyne Gap Beach
- Close Proximity To Bexhill College & St Mary Magdalene Primary School
- Off Road Parking & Garage
- Modern Bathroom
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door with double glazed patterned inserts, stairs rising to the first floor, radiator, area under the stairs ideal for storage.

Cloakroom/WC

Double glazed patterned window to the front, low level WC with concealed cistern, wash hand basin with mixer tap, radiator, tiled walls.

Kitchen/Dining Room

16' 5" x 9' 9" (5.00m x 2.97m) Double glazed window to the front, ceiling coving, a modern re-fitted kitchen comprising; a range of working surfaces with inset sink and drainer unit with mixer tap, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboard with fitted drawers including deep pan drawers, built-in eye level double oven and grill & dishwasher, space for washing machine and tall fridge & freezer, wine rack, cupboard housing wall mounted gas fired boiler, radiator.

Lounge

16' 1" x 11' 3" (4.90m x 3.43m) A dual aspect room with double glazed windows to the side and rear and double doors to the rear proving access to the garden, ceiling coving, radiator, feature fireplace with inset gas fire, sky/TV point.

First Floor Landing

Access to loft space via hatch, double glazed window to the side, large cupboard housing hot water cylinder and shelving.

Bedroom One

14' 7" x 9' 6" (4.45m x 2.90m) Double glazed window to the front, radiator.

Bedroom Two

13' 3" x 9' 6" (4.04m x 2.90m) Double glazed window to the rear, ceiling coving, radiator

Bedroom Three

9' 7" x 6' 3" (2.92m x 1.91m) Double glazed window to the rear, radiator.

Bathroom

6' 6" x 6' 3" (1.98m x 1.91m) Double glazed patterned window to the front, spotlights, a modern fitted three piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, chrome heated ladder style towel rail.

Garage

16' 9" x 8' 6" (5.11m x 2.59m) Accessed via metal up and over door, power, lighting, door to the rear, overhead storage.

Outside

To the front of the property there is a concrete driveway which leads to the garage, area of lawn, gated side access.

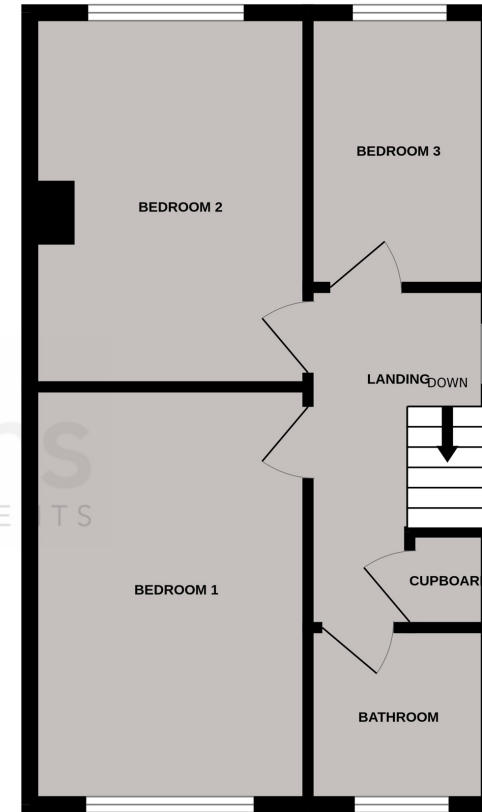
Adjacent to the rear of the property there is a patio area which is an ideal area for table and chairs, this extends the full width of the house and leads to the rear garage door, gated side access, water tap, the remainder of the garden

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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	82

