



21 Arthur Road, Bexhill-on-Sea, East  
Sussex TN39 3PN





## PROPERTY DESCRIPTION

A beautifully presented and immaculate example of a character, early 1900's, three bedroom, two reception semi-detached house situated in the sought after 'Collington' area of Bexhill which is within easy reach of a local parade of shops and Collington train station whilst Bexhill Town Centre and seafront are only a short distance away. The accommodation comprises; entrance hall, cloakroom/WC, bay fronted lounge with archway through to the dining room, stunning re-fitted kitchen/breakfast room with built-in appliances, three first floor bedrooms and a modern family bathroom. Not only does the property boast wonderful inside features but outside there is a large driveway with off road parking for multiple vehicles and leads to the DOUBLE GARAGE with pitched roof and workshop area to the rear (which could provide additional accommodation subject to the usual consents). To the rear there is a beautiful SOUTH FACING REAR GARDEN. An viewing is highly recommended to fully appreciate all this family home has to offer. EPC - D.

## FEATURES

- Period Early 1900's Property
- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Stunning Re-Fitted Kitchen/Breakfast Room
- Modern Family Bathroom
- South Facing Rear Garden Measuring Approx. 45ft in Depth x 50ft in Width
- Ample Off Road Parking
- Double Garage With Pitched Roof
- Sought After 'Collington' Location
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, double glazed window to the side, stairs rising to the first floor, radiator, under-stairs storage cupboard.

### Cloakroom/WC

Double glazed patterned window to the front, low level WC, wash hand basin with chrome mixer tap, wood panelling to dado rail, chrome heated ladder style towel rail.

### Bay Fronted Lounge

14' 5" into bay x 12' 9" (4.39m into bay x 3.89m) Double glazed windows to the front, picture rail, radiator, archway through to the dining area.

### Dining Room

12' 9" x 12' 8" (3.89m x 3.86m) Double glazed sliding doors to the rear leading to the garden, picture rail, radiator

### Kitchen/Breakfast Room

13' 0" x 11' 5" (3.96m x 3.48m) Double glazed windows to the rear overlooking the garden, a stunning refitted kitchen comprising; a range of working surfaces with upstands, inset one and half bowl sink and drainer unit with choke mixer tap, inset four ring electric AEG hob with glass splash back and stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in appliances including; eye level electric oven, fridge/freezer and dishwasher, breakfast bar with two pendant lights above, larder cupboard, radiator, courtesy door into the double garage.

### First Floor Landing

Double glazed window to the side, access to loft space via hatch.

### Bedroom One

11' 7" x 10' 10" (3.53m x 3.30m) Double glazed window to the front, radiator.

### Bedroom Two

10' 10" x 10' 4" (3.30m x 3.15m) Double glazed window to the rear overlooking the garden, airing cupboard housing hot water cylinder and shelving, radiator.

### Bedroom Three

13' 4" x 6' 11" widening to 10' 1" (4.06m x 2.11m widening to 3.07m) Double glazed window to the side, radiator.

### Bathroom

Double glazed patterned window to the side, a modern fitted three piece suite comprising; P-shaped panelled bath with chrome mixer tap, Triton electric shower and fitted screen, low level WC with concealed cistern, inset wash hand basin with chrome mixer tap and cupboard under, surface area with cupboard under, chrome heated ladder style towel rail.

### Double Garage

21' 7" max x 17' 4" (6.58m max x 5.28m) Accessed via two up and over doors, further doors leading to the kitchen and garden, wall mounted gas fired boiler, space and plumbing for washing machine, ample power points, lighting, workshop area.

### Outside

The front of the property is approached via a large gated concrete driveway providing off road parking for multiple vehicles and leads to the double garage, paved pathway, well planted flower beds, area of paving.

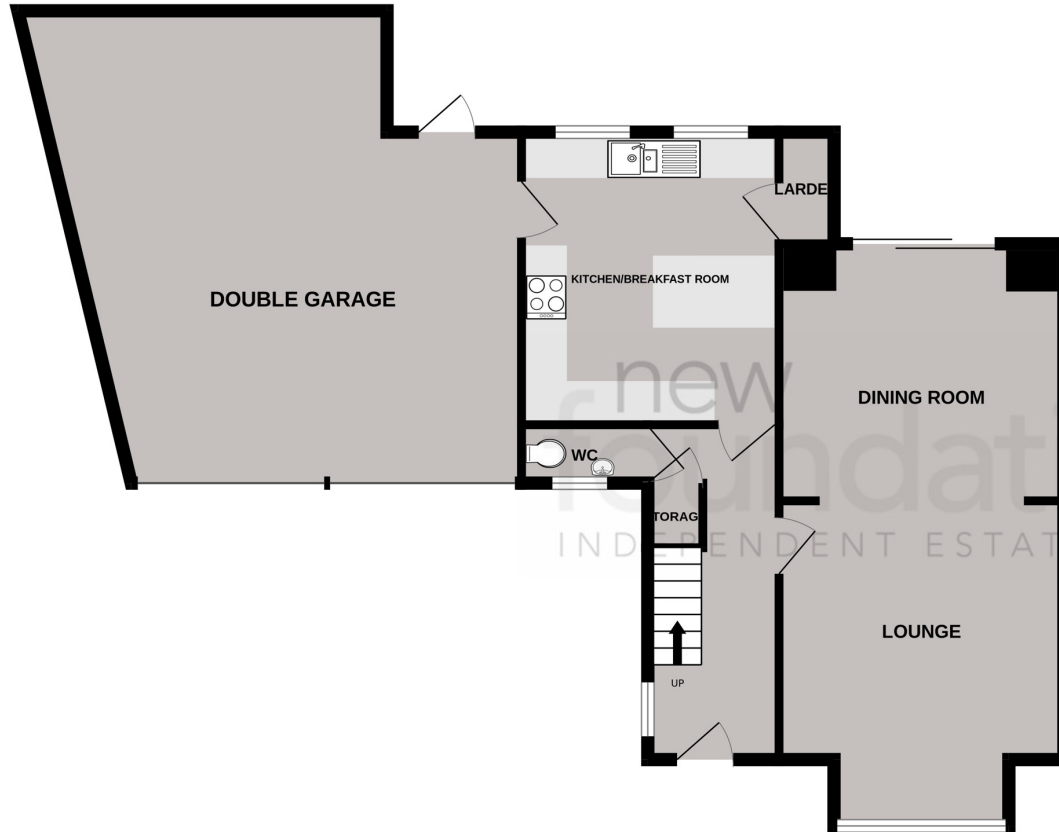
One of the many fantastic features of this property is the south facing garden which measures in excess of 50ft in width and 45th depth.

Adjacent to the rear of the property there is a good size patio area which extends to the courtesy door to the garage, water tap, further two areas of patio, one of which is set beneath a wooden pergola ideal for table and chairs, timber framed shed, greenhouse, two large areas laid to lawn separated by a well planted flower bed, various fruit trees including; pears and apples, enclosed with walls and trellising to both sides and mature hedging to the rear.

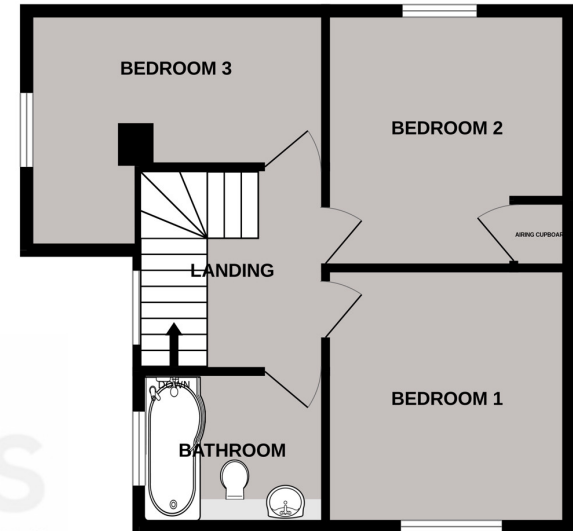


# FLOORPLAN

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>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	81
(39-54)	<b>E</b>		
(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	

