



33 Wrestwood Road, Bexhill-on-Sea,
East Sussex TN40 2LN



PROPERTY DESCRIPTION

A charming three bedroom semi-detached house situated approximately a mile from Bexhill Town Centre, Railway Station & Seafront whilst Ravenside Retail Park is only a short drive away. The property is well presented after being updated by the current vendors. The accommodation comprises; bright and airy entrance hall, bay fronted south facing lounge, impressive kitchen/dining/family room with breakfast bar area, utility room, conservatory, ground floor bathroom, three bedrooms and a first floor shower room. Outside there is a garden office with power, lighting and French doors, off road parking accessed via a private lane and a low maintenance secluded garden with decked areas. EPC - D.

FEATURES

- Three Bedroom Semi-Detached Family Home
- Bay Fronted South Facing Lounge
- Impressive Kitchen/Dining/Family Room
- Ground Floor Bathroom & First Floor Shower Room
- Conservatory & Utility Room
- Off Road Parking To The Rear Accessed Via A Private Lane Off St James Road
- Garden Room/Office With Power, Lighting & French Doors
- Low Maintenance Garden With Composite Decking Areas & Various Trees For Seclusion
- Council Tax Band - C
- Chain Free





ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite front door, double glazed frosted glass window to the front, stairs rising to the first floor, under-stairs cupboard with electric and gas meter, Victorian style radiator.

Lounge

11' 5" x 11' 0" (3.48m x 3.35m) A bright south facing room with double glazed bay window to the front, picture rail, three radiators, electric fire with tiled hearth.

Kitchen/Family Room

19' 9" x 11' 10" max (6.02m x 3.61m max) A very impressive room with double glazed window to the side, glazed windows and doors to the rear leading to the conservatory and utility room, picture rail, vertical radiator, various low hanging pendant lights, a modern kitchen comprising a range of granite working surfaces with inset butler sink with mixer tap and grooved drainer, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, cupboard housing gas fired combination boiler, built-in eye level electric hide and slide oven and microwave, breakfast bar area with a further range of low level cupboards and drawers, ample space for dining table.

Utility Room

7' 6" x 6' 10" (2.29m x 2.08m) Double glazed frosted glass window to the side and double glazed window to the rear, door leading to the garden, space for washing machine and tumble dryer, working surface area.

Conservatory

9' 9" x 7' 9" (2.97m x 2.36m) Double glazed windows and double doors leading to the garden.

Ground Floor Bathroom

7' 7" x 4' 3" (2.31m x 1.30m) Double glazed frosted glass windows to the side, a modern suite comprising, wash hand basin with mixer tap, bath with Victorian style mixer tap, low level WC, chrome heated towel rail, extractor fan.

First Floor Landing

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

Bedroom One

15' 0" x 11' 6" (4.57m x 3.51m) Double glazed window to the front, picture rail, radiator, freestanding wardrobe.

Bedroom Two

11' 11" x 10' 8" (3.63m x 3.25m) Double glazed window to the rear overlooking the garden, picture rail, radiator, freestanding wardrobe.

Bedroom Three

8' 5" x 8' 4" (2.57m x 2.54m) Double glazed window to the rear overlooking the garden, picture out, radiator.

Shower Room

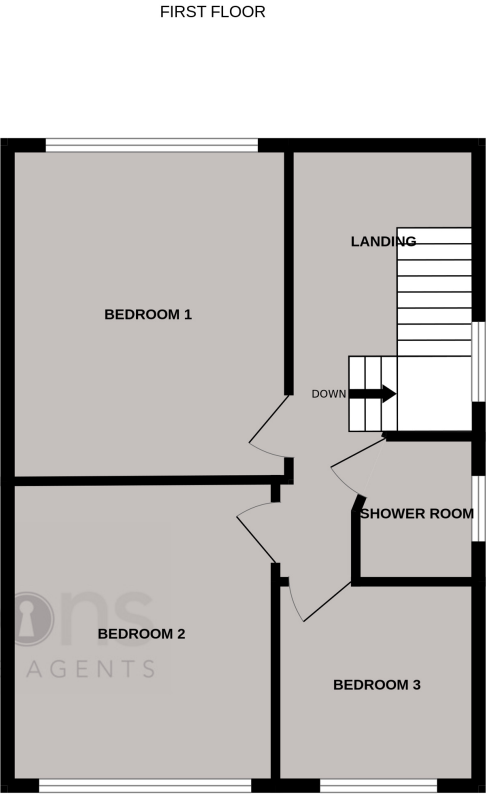
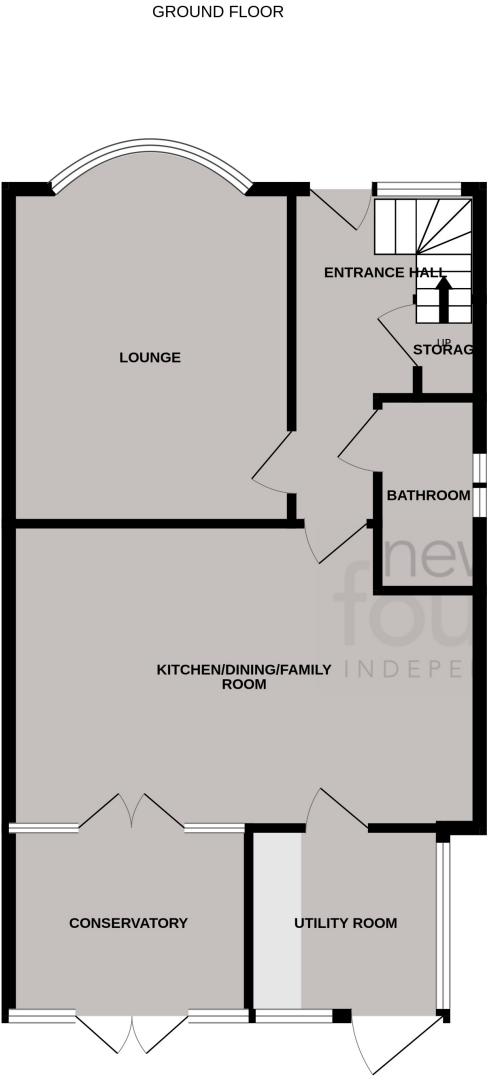
Double glazed frosted glass window to the side, a modern fitted three-piece suite comprising; aqua boarded shower cubicle with sliding doors and electric shower over, low-level WC, pedestal wash hand basin, heated ladder style towel rail, part tiled walls.

Outside

To the front there is a front garden with various mature shrubs, gated side access.

Adjacent to the rear of the property, there is a good sized composite decking area, ideal for table and chairs this extends to the side of the property leading to the gated side access, timber framed shed, outside power point, outside water tap, further area of garden laid with stones for ease of maintenance, flower bed with various shrubs and trees to one side, the other side there are various mature trees offering a good degree of seclusion, further area of composite decking making an ideal evening entertaining area with mature tree and wooden pergola for additional privacy, block paved area which leads to the rear gate, beyond the rear gate there is an area of off-road parking which can be accessed from the a private road off St James Road, outside lighting.

FLOORPLAN



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
Very energy efficient - lower running costs		64	73
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

