



28a Crowmere Avenue, Bexhill-on-Sea,  
East Sussex TN40 2BA



## PROPERTY DESCRIPTION

A particularly spacious 3 bedroom detached chalet built in 1975 and situated in a no through road in the popular Chantry area of Bexhill. Although in need of further improvement the property does have easy scope to be made into 4 bedrooms and the bathroom and shower room have recently been refitted. Other notable features include pleasant lawned gardens, integral garage and private driveway and to be SOLD CHAIN FREE. EPC - E

## FEATURES

- Particularly spacious detached chalet
- Cul-De-Sac location
- Popular Chantry Location
- Easy potential for 4 bedrooms, currently 3 doubles
- Ground floor wet room and first floor bathroom
- Lovely lawned rear garden
- Integral garage and private driveway
- CHAIN FREE
- 165 Square Meters
- Council tax band-E





## ROOM DESCRIPTIONS

### Entrance Hall

Front door leading to entrance porch with personal door to garage, further glazed door leading to entrance hall with radiator, telephone point.

### Living Room/Dining Room

26' 10" x 14' 10" (8.18m x 4.52m) With feature fireplace, three radiators, two large double glazed windows with outlook to the front and smaller window to side.

### Kitchen/Breakfast Room

21' 10" x 14' 10" (6.65m x 4.52m) Comprising; double drainer stainless steel sink unit with cupboards below, further range of cupboards and drawers with working surfaces over, space for gas cooker, space for washing machine, space for fridge freezer, floor mounted boiler, radiator, two large double glazed windows one overlooking the back garden, door leading onto rear garden.

### Ground Floor Bedroom

14' 3" x 12' 0" (4.34m x 3.66m) With a range of built-in cupboards running the length of one wall, radiator, double glazed window overlooking the rear garden.

### Wet Room

Having been recently refitted with chrome shower fittings, wash hand basin with mixer tap, chrome ladder radiator, extractor fan, ceiling spotlighting, frosted glass double glazed window.

### Separate WC

With low-level cistern, radiator, frosted glass window.

### First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with hatch to loft space, door to walk-in airing cupboard.

### First Floor Bedroom 1

14' 3" x 12' 0" (4.34m x 3.66m) With a range of built-in wardrobes, radiator, double glazed window overlooking the rear garden.

### First Floor Bedroom 2

22' 10" x 14' 8" (6.96m x 4.47m) narrowing to 7'11" (With two entrance doors from the landing and could easily be turned into 2 rooms) With two radiators, built-in cupboards, double glazed window overlooking the side and further double glazed window overlooking the front, door to eaves storage space with light.

### Bathrom

With modern white suite comprising; panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, chrome ladder radiator, frosted glass window.

### Outside

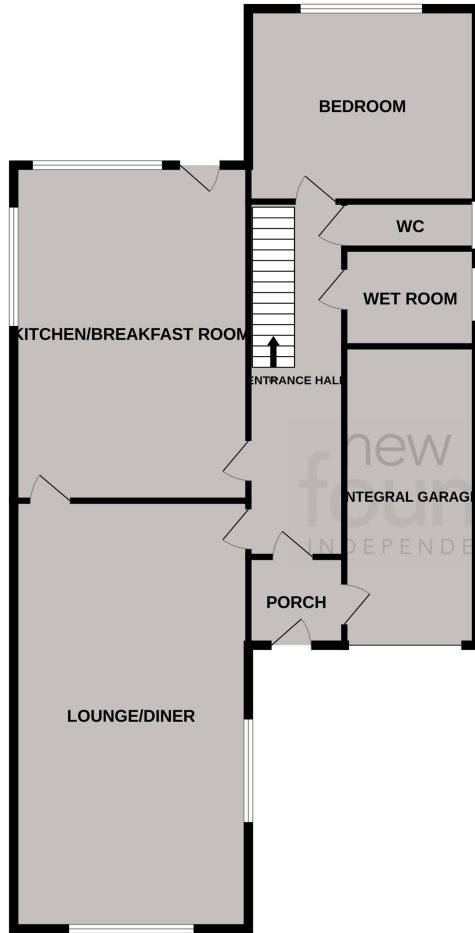
The rear garden measures approximately 50' in length, with large concrete patio and further patio, mainly laid to lawn with access down both sides of the property to the front. The front garden is predominantly made up of private a driveway leading up to the garage. There is also a small area of lawned garden in front of the living room window.

### Integral Garage

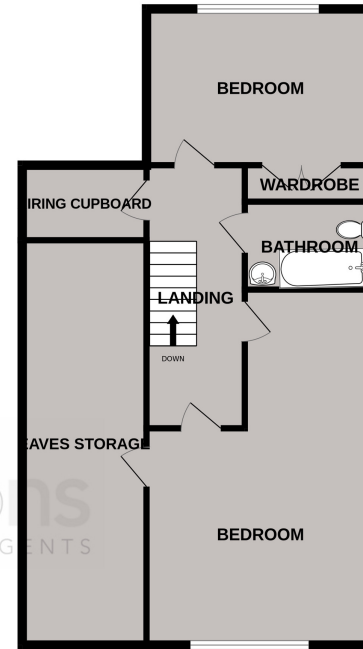
18' 9" x 8' 10" (5.71m x 2.69m) With power and light, access via metal up and over door with personal door into the porch.

# FLOORPLAN

GROUND FLOOR  
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 2084 sq.ft. (193.6 sq.m.) approx.

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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