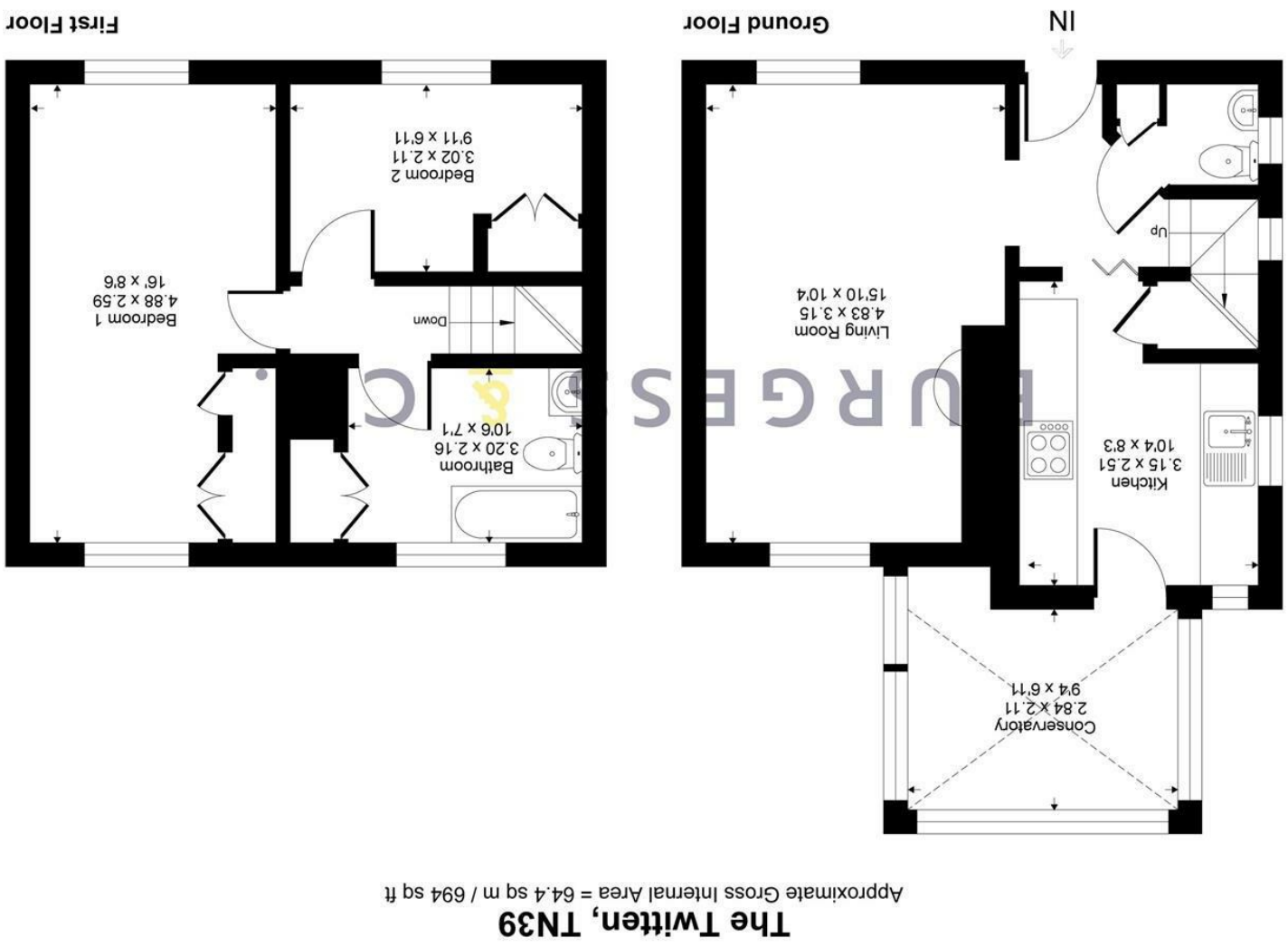

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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BURGESS & CO.
01424 222255

Christmas Cottage, 4 The Twitten, Bexhill-On-Sea, TN39 4PJ

£259,950 Freehold

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****CHAIN FREE** Burgess & Co are delighted to present to the market this charming semi-detached house, situated in a convenient location in the sought after Little Common Village. Ideally positioned being just a short walk from local shops, Doctors Surgery, restaurants, bus services and the popular primary school. Bexhill Town Centre is within 2.5 miles with its array of shopping facilities, mainline railway station and seafront. The accommodation is arranged to provide to the ground floor an entrance hall, a dual aspect living room, a kitchen, a conservatory, and a separate w.c. To the first floor there are two bedrooms and a family bathroom. The property is now in need of some updating, but benefits from double glazing, gas central heating, an off road parking space, a good size front garden and a private enclosed rear garden. Viewing is highly recommended to not only appreciate the location but all that this property has to offer.**

Entrance Hall

With stairs to First Floor.

Downstairs W.C

Comprising low level w.c, wash hand basin, fitted cupboard, radiator, double glazed frosted window to the side.

Living Room

15'10 x 10'4

With two radiators, feature fireplace with wood burner, dual aspect with double glazed window to the front & rear.

Kitchen

10'4 x 8'3

Comprising range of wall & base units, worksurfaces, inset sink unit, cooker with extractor hood over, space for appliances, wall mounted boiler, double glazed window to the side & rear, double glazed frosted door to

Conservatory

9'4 x 6'11

With polycarbonate roof, double glazed windows overlooking the garden.

First Floor Landing

Bedroom One

16'0 x 8'6

With two radiators, fitted wardrobes, dual aspect with double glazed window to the front & rear.

Bedroom Two

9'11 x 6'11

With radiator, fitted cupboard, double glazed window to the front.

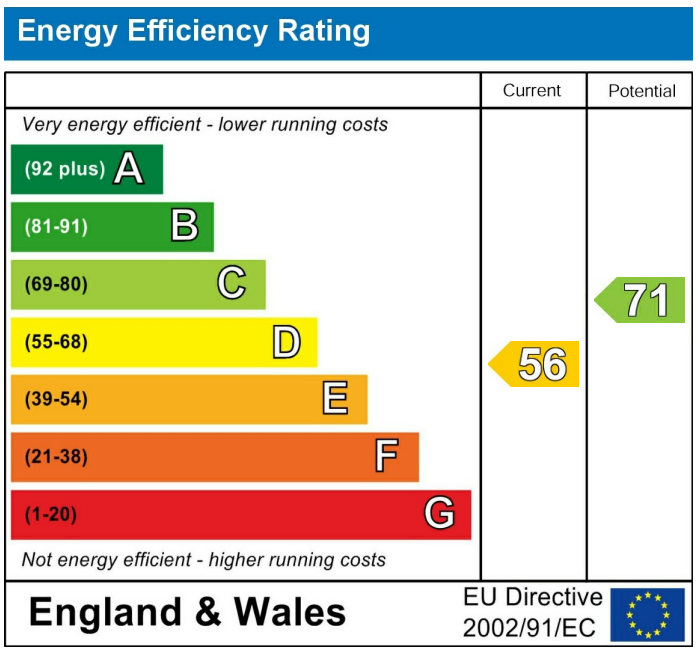
Bathroom

10'6 x 7'1

Comprising bath with shower over & screen, vanity unit with inset wash hand basin, low level w.c, fitted cupboard, partly tiled walls, double glazed frosted window to the rear.

Outside

To the front there is an area of patio, an area of lawn, flowerbed borders housing mature plants & shrubs as well as off road parking. To the rear there is a paved garden with timber shed being enclosed by fencing.

NB

Council tax band: C