



Approx. Gross Internal Area 885 sq. ft / 82.23 sq. meters
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BURGESS & CO.
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38 Reginald Road, Bexhill-On-Sea, TN39 3PH

£295,000 Freehold



Burgess & Co are delighted to bring to the market this charming three bedroom mid-terrace house, ideally situated within walking distance of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, bus services, and seafront with the iconic De La Warr Pavilion. The accommodation comprises a living room, a dining room, a fitted kitchen, a downstairs bathroom and to the first floor there are two generous sized-bedrooms and a further bedroom which is currently used as a home office. The property benefits from gas central heating, double glazing and an enclosed rear garden. Viewing is highly recommended by vendors sole agents to fully appreciate all the character on offer and the convenient location.

Entrance Hall

With door leading to

Living Room

12'8 x 11'6

With radiator, feature fireplace, wooden flooring, double glazed bay window to the front.

Dining Room

15'2 x 10'9

With radiator, stairs to first floor, double glazed door to the garden. Opening to

Kitchen

9'4 x 8'0

Comprising matching range of wall & base units, worksurface, inset sink unit, inset electric hob with extractor fan over, fitted oven, space for washing machine, understairs storage cupboard, wall mounted boiler, double glazed window to the side. Door to

Family Bathroom

7'3 x 6'1

Comprising bath with shower over & screen, pedestal

wash hand basin, low level w.c, double glazed frosted window to the rear.

First Floor Landing

Bedroom One

15'2 x 10'8

With radiator, two double glazed windows to the front.

Bedroom Two

10'7 x 9'7

With radiator, double glazed window to the rear.

Bedroom Three

9'7 x 8'8

With radiator, loft hatch, double glazed window to the side & rear.

Outside

To the front there is a paved patio area and to the rear there is a courtyard area with steps leading to an area of lawn, a pathway, flowerbed borders housing mature plants & shrubs and a pond.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

