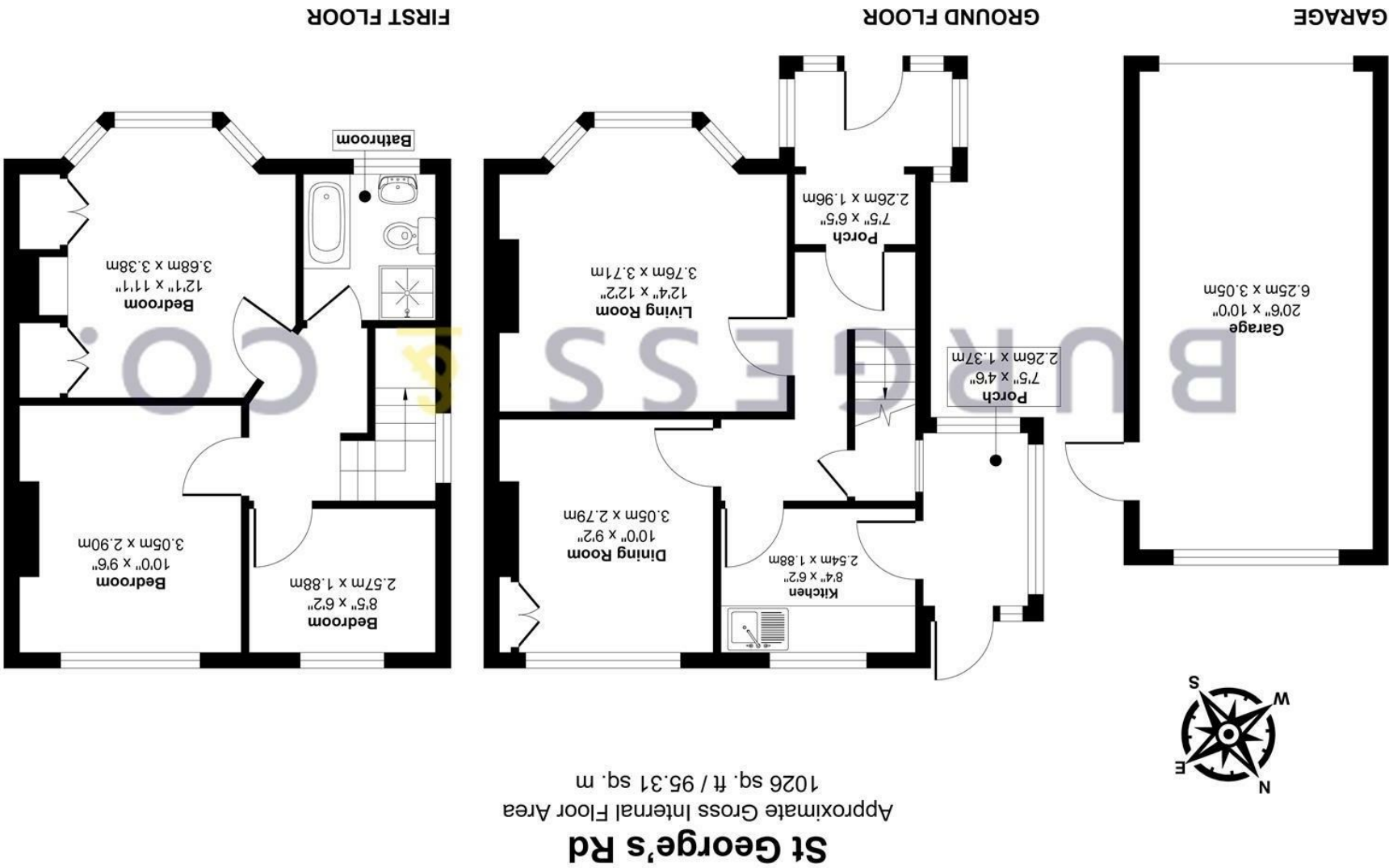




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BURGESS & CO.
01424 222255

40 St. Georges Road, Bexhill-On-Sea, TN40 2BG

£275,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this spacious three bedroom semi detached house, situated in the sought after Chantry area of Bexhill. Ideally located being close to schools, bus services and within a half a mile of Bexhill Town Centre with its array of shopping facilities, mainline railway station, restaurants and the seafront. The property offers scope for improvement throughout and the accommodation comprises a porch, an entrance hall, a living room, a separate dining room. a fitted kitchen, a side porch, three bedrooms and a family bathroom. Further benefits include gas central heating and double glazing. To the outside there are large front & rear gardens with access to a single garage. To be sold chain free with vacant possession. Viewing is considered essential to truly appreciate the full potential of this family home.

Porch

With tiled floor, double glazed windows, double glazed door to

Entrance Hall

With radiator, understairs storage cupboard, further cupboard housing smart meter, stairs to First Floor.

Living Room

12'4 x 12'2

With radiator, double glazed bay window to the front.

Dining Room

10'0 x 9'2

With radiator, laminate flooring, fitted cupboard, double glazed window to the rear.

Kitchen

8'4 x 6'2

Comprising range of wall & base units, worksurface, inset stainless steel sink unit, radiator, wall mounted boiler, double glazed window to the rear, double glazed frosted door to

Side Porch

7'5 x 4'6

With polycarbonate roof, double glazed windows, double glazed door to the garden.

First Floor Landing

With access to loft being insulated & partially boarded, double glazed window to the side.

Bedroom One

12'1 x 11'1

With radiator, fitted wardrobes & cupboards, double glazed bay window to the front.

Bedroom Two

10'0 x 9'6

With radiator, ceiling fan with light, double glazed window to the rear.

Bedroom Three

8'5 x 6'2

With radiator, double glazed window to the rear.

Bathroom

Comprising bath with lift, shower cubicle, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, double glazed frosted window to the front.

Outside

To the front there is a patio garden being enclosed by fencing with gated side access. To the rear there is a paved patio, areas of lawn, box housing gas meter, timber shed, being enclosed by fencing, gate to Springfield Road and door to

Garage

20'6 x 10'0

With up & over door, double glazed window.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

