



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS 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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Approximate Gross Internal Area = 167.7 sq m / 1806 sq ft
Approximate Garage Internal Area = 11 sq m / 119 sq ft
Approximate Total Internal Area = 178.7 sq m / 1925 sq ft

Meads Road, TN39

BURGESS & CO.
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28 Meads Road, Bexhill-On-Sea, TN39 4SY

£399,950 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious, split level property situated in a sought after and quiet residential area. Ideally located being a short walk from Little Common Village with all its amenities, doctors surgery, popular primary school and bus services. Cooden Beach with seafront, railway station and golf course is within 1 mile. Bexhill Town Centre is also within 2 miles providing an array of shopping facilities, restaurants, mainline railway station, and seafront. The accommodation is arranged to provide an entrance hall, a kitchen/breakfast room, two bedrooms, a family bathroom, and a cloakroom to the ground floor. Steps lead down to the lower ground floor with a 22'ft living room with double glazed doors leading to a conservatory, a third bedroom and access to store rooms and a workshop that could be converted into additional accommodation if required. Although the property is in need of modernising it does benefit from gas central heating, double glazing, off road parking for several vehicles, an integral garage, a front garden and to the rear there is a level enclosed garden with patio area. Viewing recommended by vendors' sole agents.

Entrance Hall

With radiator, hatch to loft, fitted cupboard, stairs down to Lower Ground Floor.

Cloakroom

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

Kitchen/Dining Room

17'5 x 13'1

Comprising matching range of wall, base & drawer units, worksurface, inset stainless steel sink unit, tiled splashbacks, cooker with extractor fan over, space for appliances, breakfast bar area, double glazed window to the front & side, double glazed door to the side.

Bedroom One

14'5 x 13'2

With radiator, fitted wardrobes, vanity unit with inset wash hand basin, shower cubicle, double glazed window to the rear.

Bedroom Three

14'4 x 7'11

With radiator, double glazed window to the rear.

Bathroom

11'0 x 5'10

Comprising panelled bath with mixer tap & shower attachment,

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

Lower Ground Floor

With radiator.

Living Room

22'0 x 13'1

With radiator, feature fireplace, two double glazed windows to the side, double glazed patio doors to

Conservatory

10'11 x 9'6

With polycarbonate roof, double glazed windows, double glazed French doors to the garden.

Bedroom Two

14'3 x 14'3

With radiator, fitted cupboards, double glazed window to the rear.

Cellar/Workshop

17'1 x 7'0

With double glazed window & door to the side.

Integral Garage

17'4 x 8'0

With up & over door.

Outside

To the front there is an area of lawn, flowerbed borders housing plants & shrubs and a driveway providing off road parking leading to an integral garage. To the rear there is an area of lawn, mature shrubs & trees, being enclosed by fencing with gated side access.

NB

Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC