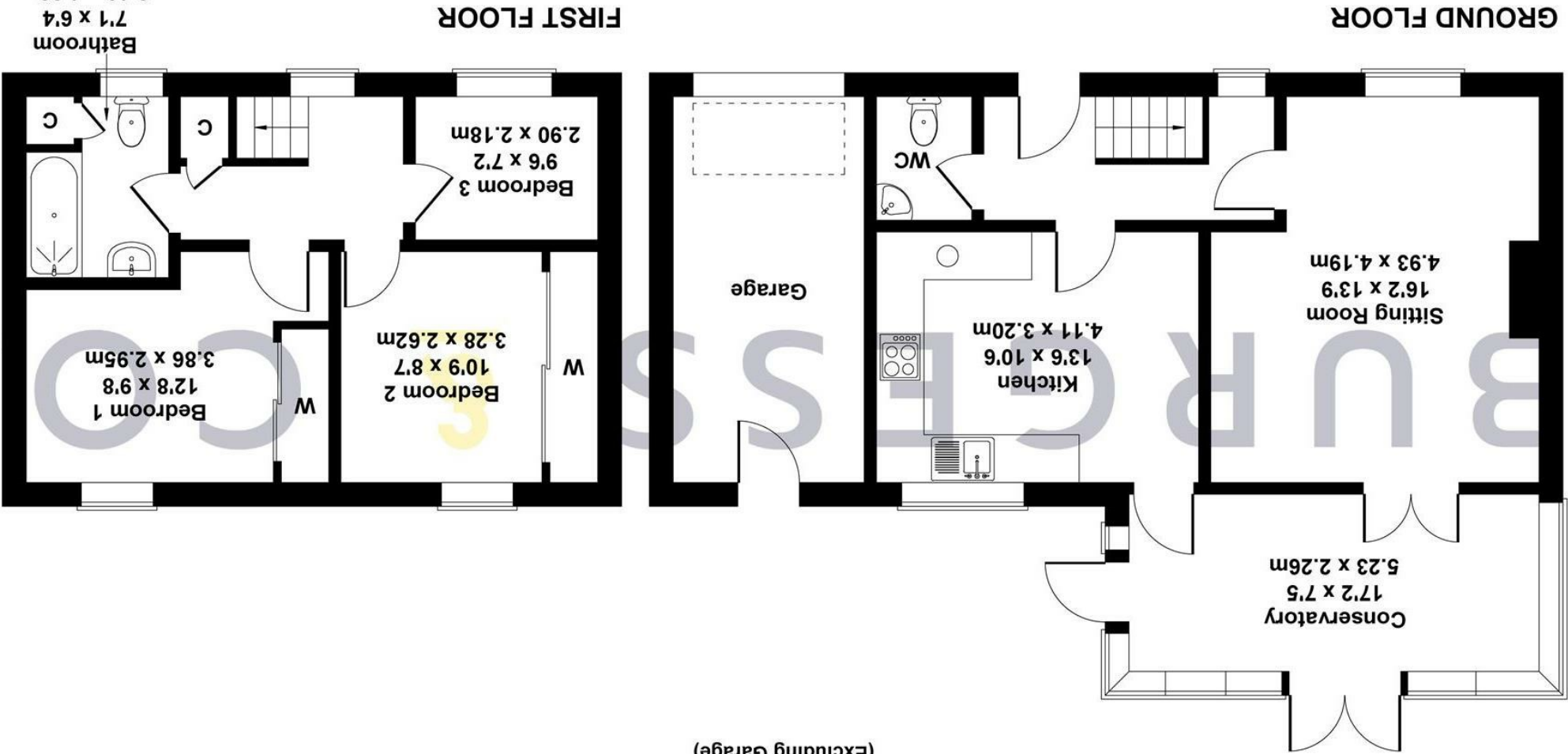




Not to Scale. Produced by The Plan Portal 2024
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Wentworth Close
Approximate Gross Internal Area
971 sq ft - 90 sq m
(Excluding Garage)

BURGESS & CO.
01424 222255

14 Wentworth Close, Bexhill-On-Sea, TN40 2PQ

£375,000 Freehold



Burgess & Co are pleased to offer to the market this spacious linked detached family home, situated in a quiet residential close and ideally located within walking distance to Ravenside Retail Park with its range of shopping facilities and access to the beach via Glyne Gap. Bexhill Town Centre is within two miles with further independent shops, restaurants, mainline railway station with links to London, and the seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a downstairs w.c, a 16ft living room, a rear conservatory, a fitted kitchen/breakfast room and to the first floor there are three bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and to the outside there is a driveway providing off road parking, a garage and an enclosed rear garden being mainly laid to lawn. Viewing advised by vendors' sole agents.

Entrance Hall

With radiator, understairs storage, double glazed window to the front.

Downstairs W.C

Comprising low level w.c, corner wash hand basin, partly tiled walls, radiator.

Living Room

16'2 x 13'9
With radiator, double glazed window to the front, double doors to

Conservatory

17'2 x 7'5
With radiator, double glazed windows, double glazed patio doors to the rear, double glazed door to the side. Single glazed door to

Kitchen/Breakfast Room

13'6 x 10'6
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, inset gas hob with extractor hood over,, fitted eye level double oven, space for fridge/freezer, appliance space, radiator, tiled splashbacks, double glazed window to the rear. Door to Entrance Hall.

First Floor Landing

With loft hatch, airing cupboard with lagged hot-water tank & immersion switch, double glazed window to the front.

Bedroom One

12'8 x 9'8
With radiator, built-in wardrobes, double glazed window to the rear.

Bedroom Two

10'9 x 8'7
With radiator, built-in wardrobe, double glazed window to the rear.

Bedroom Three

9'6 x 7'2
With radiator, double glazed window to the front.

Bathroom

7'1 x 6'4
Comprising bath with shower over, pedestal wash hand basin with mixer tap, low level w.c, tiled walls, storage cupboard, radiator, towel rail, double glazed frosted window to the front.

Outside

To the front there is an area of lawn with sleepers, steps up to the front door, a driveway providing off road parking and a garage. To the rear there is an area of lawn, a patio area, a shed, outside water tap and side access.

Garage

With up & over door.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC