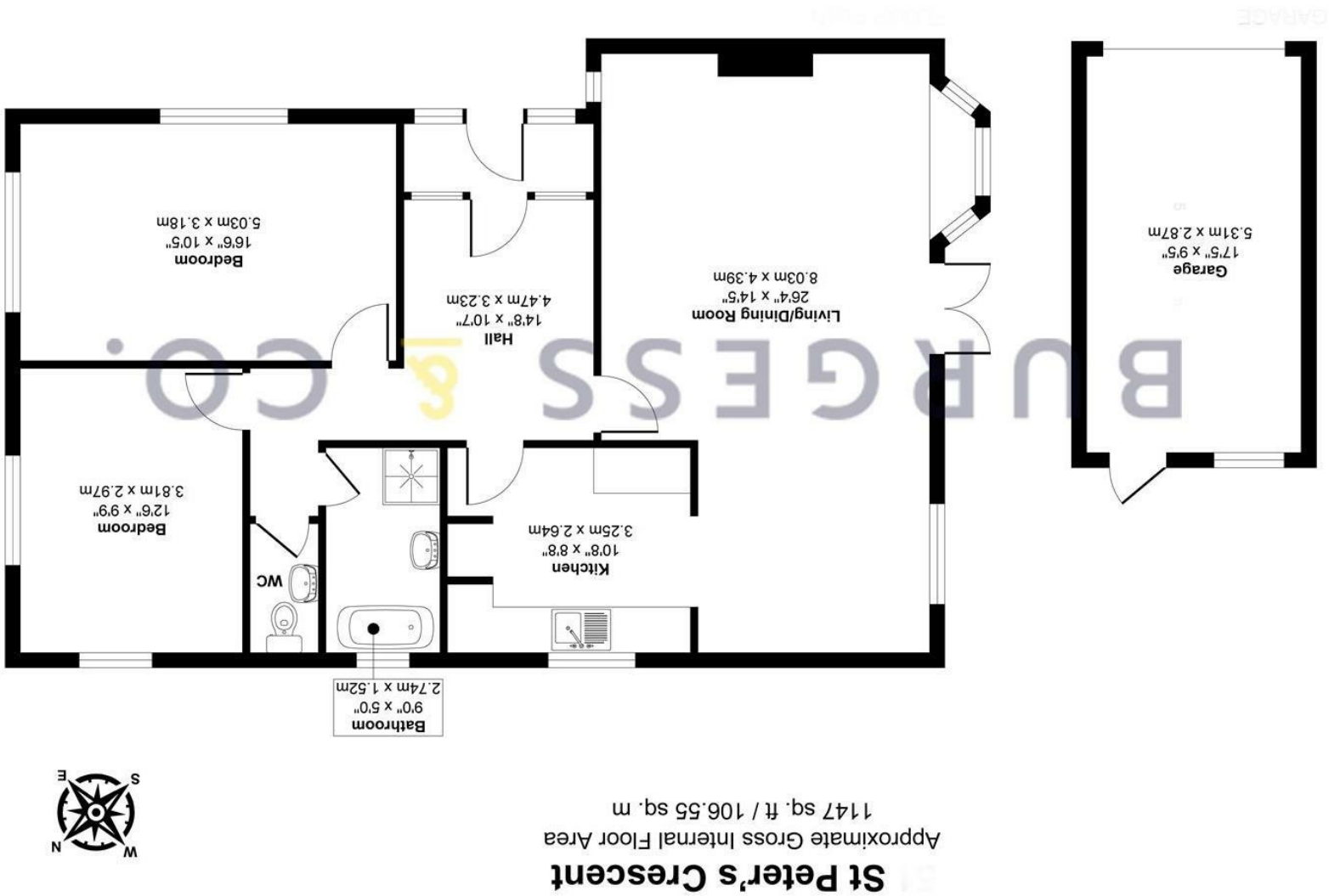




BURGESS & CO.
01424 222255

51 St. Peters Crescent, Bexhill-On-Sea, TN40 2EJ

£430,000 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, located in a quiet residential road in the sought after Chantry area of Bexhill. Ideally situated within 1 mile of the Town Centre with its array of shopping facilities, restaurants, mainline railway station and the seafront. Ravenside Retail Park with further shops and leisure centre is within 2 miles. The accommodation comprises a large entrance hall, a living/dining room, a fitted oak kitchen, two double bedrooms, a modern bathroom with separate shower cubicle and a particular feature is the extensive loft. which has scope for development with the relevant planning permission. The property benefits from double glazing, gas central heating, a good standard of decoration and has been renovated over the years to a high standard throughout. To the outside there is a driveway providing off road parking leading to a detached garage, a front garden and a rear SOUTH FACING GARDEN with raised patio. Viewing highly recommended to appreciate the quality and size by vendors sole agents.

Porch

With tiled floor, original wooden door to

Entrance Hall

14'8 x 10'7

With radiator, herringbone flooring, hatch to loft being boarded & insulated, stained glass window.

Living Room/Diner

26'4 x 14'5

With radiator, feature fireplace with wood burner, picture rail, herringbone flooring, two feature porthole windows, double glazed bay window to the rear. Dining area with radiator, herringbone flooring, fitted wall cupboard, fitted drawers, worksurface, space for washing machine & standing fridge/freezer, double glazed window to the rear, double glazed door to the rear garden. Opening to

Kitchen

10'8 x 8'8

Comprising matching range of oak wall, base & drawer units, worksurfaces, inset twin bowl sink unit, tiled splashbacks, fitted AEG cooker with extractor hood over, space for dishwasher, double glazed window to the side. Door to Entrance Hall.

Bedroom One

16'6 x 10'5

With radiator, herringbone flooring, picture rail, double glazed window to the front & side.

Bedroom Two

12'6 x 9'9

With radiator, herringbone flooring, picture rail, double glazed window to the front & side.

Bathroom

9'0 x 5'0

Comprising stand alone roll top bath with Victorian taps, tiled shower cubicle with Victorian shower attachments, pedestal wash hand basin, chrome towel radiator, tiled floor, extractor fan, double glazed frosted window to the side.

Separate W.C

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

Outside

To the front there is a wall enclosed area of lawn, mature hedging, raised flowerbed and a driveway providing off road parking leading to a detached garage. To the rear there is a patio area, an area of lawn, a paved pathway leading to a raised patio area, raised flowerbeds, mature plants & shrubs, an area of shingle with garden shed, gated access to both sides and the garden is enclosed by fencing, enjoying distant rooftop views.

Detached Garage

17'5 x 9'5

With up & over door, window & door to the rear garden.

NB

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

