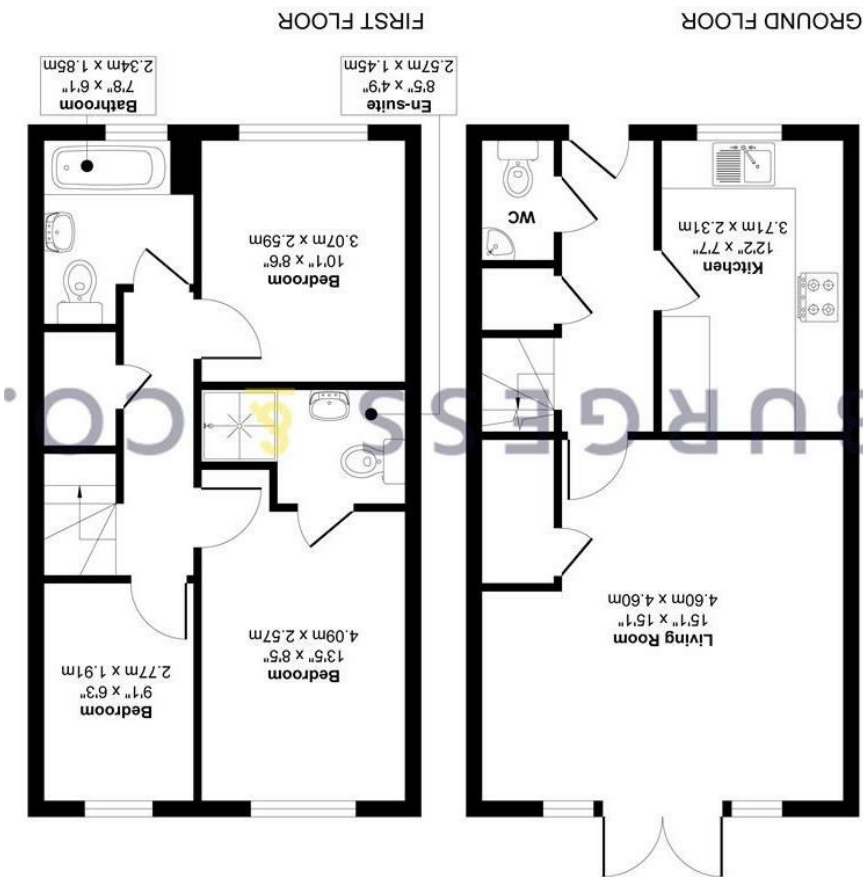




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Furnells Way
Approximate Gross Internal Floor Area
832 sq. ft / 77.29 sq. m

BURGESS & CO. 31 Furnells Way, Bexhill-On-Sea, TN40 2FA
01424 222255

Offers In The Region Of
£295,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to present to the market this three bedroom semi-detached modern house, situated in a quiet development and ideally located within easy access of local schools, Ravenside Retail Park and Bexhill Town Centre with its array of amenities, restaurants, shops, mainline railway station and seafront. The accommodation comprises an entrance hall, a downstairs cloakroom, a modern fitted kitchen with integrated appliances, a 15'1 living room with doors leading out onto the rear garden. To the first floor there are three bedrooms, an en-suite shower room to the main bedroom and a fitted family bathroom. Further benefits include gas central heating, double glazing, air conditioning and the remainder of a new build warranty. To the outside, there is off road parking for two vehicles and to the rear there is an enclosed private garden. Viewing highly recommended by vendors sole agents.

Entrance Hall

With radiator, storage cupboard with consumer unit, stairs to First Floor.

Downstairs Cloakroom

Comprising low level w.c, pedestal wash hand basin, radiator, extractor.

Kitchen

12'2 x 7'7

Comprising matching range of wall & base units, worksurface, inset sink unit with mixer tap, tiled splashbacks, fitted electric hob with extractor hood over, fitted double oven, integrated Zanussi fridge/freezer, washing machine & slimline dishwasher, breakfast bar area, radiator, wall mounted Logic combi boiler, double glazed window to the front.

Living Room

15'1 x 15'1

With two radiators, air conditioning unit, understairs storage cupboard, double glazed French doors to the rear garden.

First Floor Landing

With access to loft being insulated & boarded.

Bedroom One

13'5 x 8'5

With radiator, air conditioning unit, double glazed window to the rear. Door to

En-suite Shower Room

8'5 x 4'9

Comprising shower cubicle with Aqualisa electric shower, pedestal wash hand basin, low level w.c, radiator, extractor fan.

Bedroom Two

10'1 x 8'6

With radiator, air conditioning unit, double glazed window to the front.

Bedroom Three

9'1 x 6'3

With radiator, double glazed window to the rear.

Family Bathroom

7'8 x 6'1

Comprising bath, low level w.c, pedestal wash hand basin, vanity cupboard, vanity mirror, radiator, extractor fan, double glazed frosted window to the front.

Outside

To the front there is a small area of garden being laid to shingle with shrubs, a pathway to the front door and to the side there is a driveway providing off road parking for two vehicles with gated access to the rear garden. To the rear there is a patio area, an area of lawn, flowerbeds housing mature trees & shrubs, an outside tap, a timber shed and the garden is enclosed by fencing.

NB

Please note there is an estate service charge which are currently is £120.67 per half year. Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

