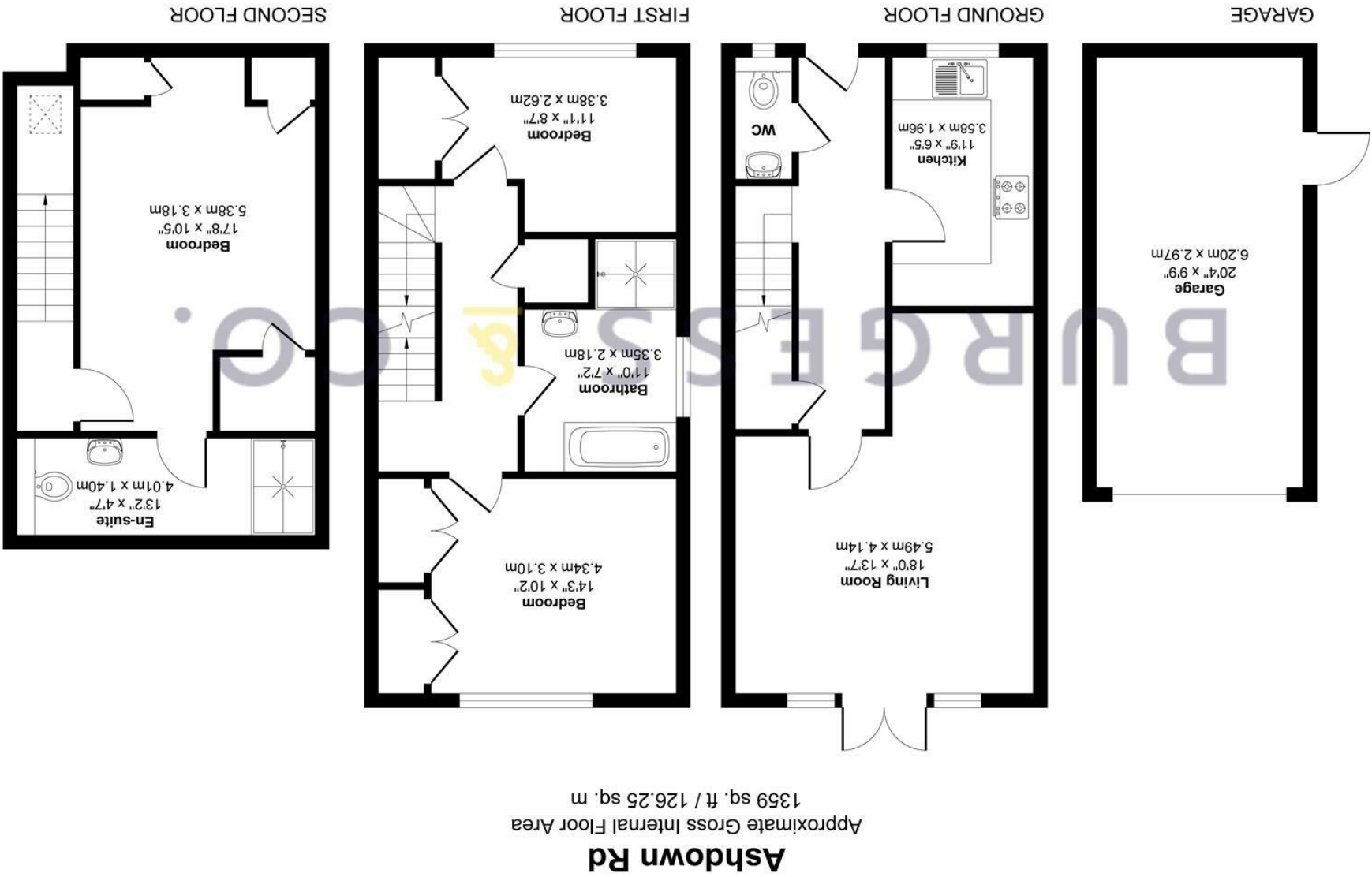


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BURGESS & CO.
01424 222255

5c Ashdown Road, Bexhill-On-Sea, TN40 1SE

£350,000 Freehold



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CHAIN FREE* Burgess & Co are delighted to offer for sale this modern three double bedroom, three storey town house, conveniently situated within a short walk to Bexhill Town Centre with its array of amenities, restaurants, bus services, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a downstairs cloakroom, a modern fitted kitchen with integrated appliances and an 18ft living room. To the first floor there are two double bedrooms, a modern family bath/shower room and to the second floor there is a main bedroom with a modern en-suite shower room. Further benefits include gas central heating and double glazing. To the outside there is a garage located to the side and an enclosed rear garden enjoying a southerly aspect. Viewing recommended by vendors' sole agents.

Entrance Hall

With radiator, laminate flooring, understairs storage cupboard.

Downstairs W.C

Comprising floating low level w.c, floating vanity unit with inset wash hand basin, heated towel radiator, double glazed frosted window to the front.

Kitchen

11'9 x 6'5

Comprising matching range of wall & base units, worksurfaces, inset sink with black mixer tap, tiled splashbacks, fitted Lamona oven, fitted Lamona hob with extractor hood, integrated Lamona dishwasher, integrated Lamona fridge/freezer, space & plumbing for washing machine, laminate flooring, inset ceiling spotlights, radiator, double glazed window to the front.

Living Room/Diner

18'0 x 13'7

With radiator, laminate flooring, inset ceiling spotlights, double glazed double doors with windows to either side leading to the rear garden.

First Floor Landing

With storage cupboard housing Ideal combi boiler, stairs to Second Floor.

Bedroom Two

14'3 x 10'2

With radiator, two fitted wardrobes, double glazed window to the rear.

Bedroom Three

11'1 x 8'7

With radiator, fitted double wardrobe, double glazed window to the front.

Family Bathroom

11'0 x 7'2

Comprising bath with tiled splashback & shower attachment, separate

walk-in tiled shower cubicle with two shower attachments, floating vanity unit with inset wash hand basin, vanity cupboard with Bluetooth LED mirror, Karndean flooring, heated towel radiator, low level w.c. inset ceiling spotlights, extractor fan, double glazed frosted window to the side.

Second Floor

With double glazed Velux window.

Bedroom One

17'8 x 10'5

With radiator, two eaves storage cupboards, fitted wardrobe, double glazed window to the front. Door to

En-suite Shower Room

13'2 x 4'7

Comprising walk-in tiled shower cubicle with shower head, attachment & glass door, extractor fan, low level w.c, floating vanity unit with inset wash hand basin & waterfall mixer tap, Bluetooth LED mirror, inset ceiling spotlights, chrome double towel radiator, two double glazed Velux windows to the rear.

Outside

To the front there is a block paved garden with shrubs & sloped path being enclosed by picket fencing. To the side there is access to off road parking located in front of the garage in a block. To the rear, there is a south facing garden comprising a patio area, a pathway, an area of lawn, gated side access, door to garage and is enclosed by fencing.

Garage

20'4 x 9'9

With up & over door, personal door to garden.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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