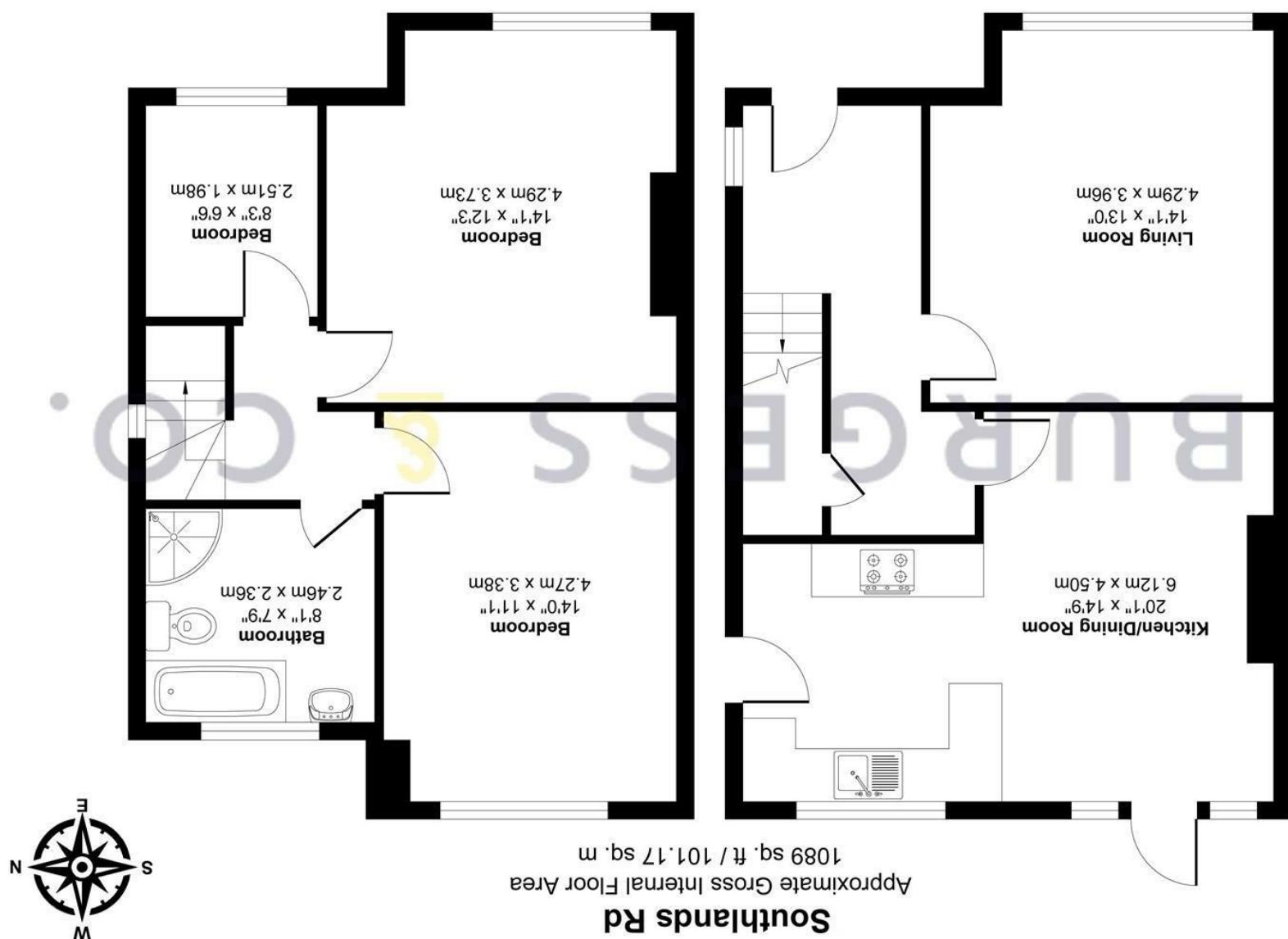




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FIRST FLOOR

## GROUND FLOOR



**BURGESS & CO.** 3 Southlands Road, Bexhill-On-Sea, TN39 5HG  
01424 222255

£330 000 Freehold



Burgess & Co are delighted to bring to the market this three bedroom 1930's semi-detached house offering bright and spacious accommodation throughout. Located within easy reach of local schools, nurseries, bus services, local shops as well as being within 2 miles of Bexhill Town Centre with its shops, restaurants, mainline railway station and seafront. This family home comprises an entrance hall, a living room, an open plan kitchen/dining room with direct access to the garden and scope to create an under-stairs cloakroom. To the first floor there are three bedrooms, and a family bathroom. The property also benefits from gas central heating and double glazing. To the outside there is a small lawned garden, driveway providing off-road parking for several vehicles with side access from front to back and to the rear there is a good sized WEST FACING lawned rear garden with patio area and a large summer house. Viewing is highly recommended by sole agents.

#### Entrance

Newly purchased composite front door in the original style opening to

#### Entrance Hall

With radiator, laminate oak flooring, stairs to First Floor, understairs storage cupboard housing consumer unit, double glazed frosted window to the side.

#### Living Room

14'1 x 13'0

With radiator, laminate oak flooring, wood burner, picture rail, double glazed window to the front.

#### Open Plan Kitchen/Dining Room

20'1 x 14'9

Comprising matching range of wall & base units, worksurface, inset sink unit, newly purchased eye level AEG double oven & AEG electric hob, space for appliances, breakfast bar area, Worcester boiler, double glazed window to the rear, double glazed window & door to the side. Dining Area with radiator, feature fireplace, picture rail, double glazed window & door to the rear garden.

#### First Floor Landing

With feature stained glass window.

#### Bedroom One

14'1 x 12'3

With radiator, feature fireplace, laminate oak flooring, picture rail, double glazed window to the front.

#### Bedroom Two

14'0 x 11'1

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

#### Bedroom Three

8'3 x 6'6

With radiator, double glazed window to the front.

#### Bathroom

8'1 x 7'9

Comprising panelled bath, shower cubicle, low level w.c., tiled walls & floor, loft hatch, inset ceiling spotlights, chrome heated towel radiator, double glazed frosted window to the rear.

#### Outside

To the front there is an area of garden enclosed by dwarf brick wall and a driveway providing off road parking leading to wooden gates giving access to the rear. To the rear there is a patio area, an electric car charger, an area of lawn, a summerhouse/cabin with power, mature trees & shrubs, a concrete base area, being enclosed by fencing & enjoying a westerly aspect.

#### NB

Council tax band: C

#### Energy Efficiency Rating

