



Cambridge Rd
 Approximate Gross Internal Floor Area
 1060 sq. ft / 98.47 sq. m

BURGESS & CO.
 01424 222255

18 Cambridge Road, Bexhill-On-Sea, TN40 2BU

£255,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this charming semi-detached period house, located in a popular residential area being within 1 mile of Bexhill Town Centre with its array of shopping facilities, mainline railway station, restaurants and seafront. The property is in need of modernisation and the accommodation comprises to the ground floor a porch, an entrance hall, a bay fronted living room, a separate dining room, a kitchen and to the first floor there are two double bedrooms, a smaller third bedroom/office space and a bathroom. The property benefits from double glazing and gas central heating. To the outside there are steps leading up to the front door, an area of garden and to the rear there is a patio area with steps leading up an enclosed area of garden being mainly laid to lawn. This would make an ideal first time purchase or investment opportunity. To be sold chain free with vacant possession. Viewing recommended to appreciate the potential this property has to offer.

Porch

With door to

Entrance Hall

With radiator, stairs to First Floor.

Living Room

13'8 x 12'2

With radiator, electric fire, wood panelling, double glazed bay window to the front.

Dining Room

12'7 x 11'8

With radiator, wood panelling, understairs storage cupboard, fitted cupboard, borrowed light window to living room, double glazed window to the rear. Door to

Kitchen

13'8 x 9'0

Comprising range of wall & base units, worksurfaces, inset sink unit, space for cooker with extractor hood over, radiator, fitted cupboard, partly tiled walls, double glazed window & door to the side.

First Floor Landing

With fitted cupboard, loft hatch.

Bedroom One

13'8 x 10'0

With radiator, double glazed bay window to the front.

Bedroom Two

11'9 x 9'7

With radiator, double glazed window to the rear.

Office Space

8'5 x 4'8

With radiator, double glazed window to the front.

Bathroom

10'6 x 9'1

Comprising bath, vanity unit with inset wash hand basin, shower cubicle, low level w.c, partly tiled walls, double glazed frosted window to the rear.

Outside

To the front steps lead to the entrance with an area of garden. To the side there is a paved patio area with

garden shed, steps lead up to the rear garden being mainly laid to lawn with flowerbed borders housing mature plants, shrubs & trees, being enclosed by fencing.

NB

Council tax band: C

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

