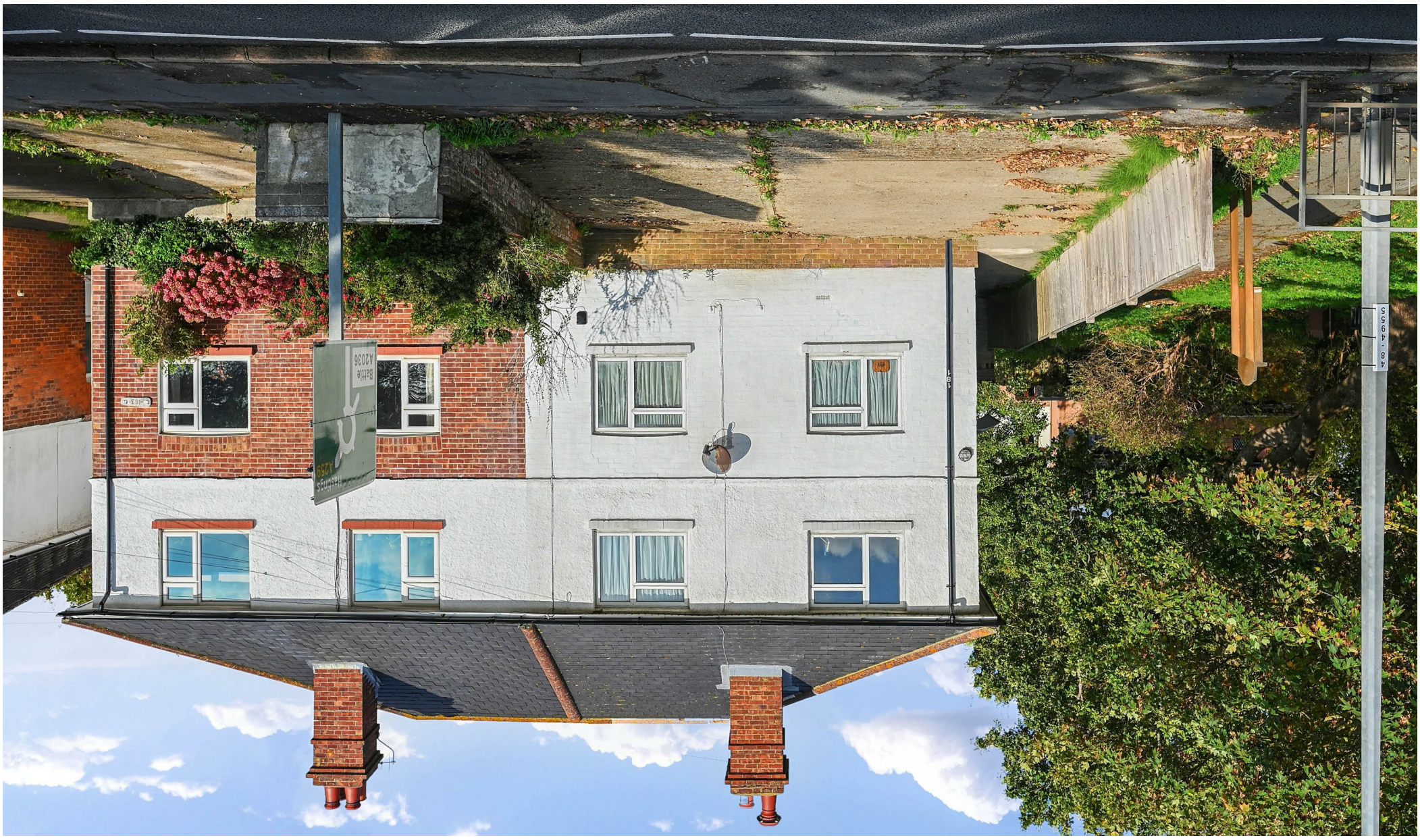
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BURGESS & CO.
181 De La Warr Road, Bexhill-On-Sea, TN40 2JY
01424 222255
£355,000 Freehold

De La Warr Road, TN40

Approximate Gross Internal Area = 131.4 sq m / 1415 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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£355,000 Freehold

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****SOLD PRIOR TO MARKETING** Burgess & Co are delighted to present to the market this exceptionally spacious semi-detached house, conveniently situated to the East of Bexhill being within close proximity to Ravenside Retail Park with its array of shops, leisure centre and access to Glyne Gap Beach. Bexhill Town Centre is within 1.5 miles providing further shopping facilities, restaurants, mainline railway station and the seafront. The generous accommodation comprises an entrance hall, an open plan living/dining room, a larder, a kitchen, a utility area, a shower room and a study/bedroom. To the first floor there are four double bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, off road parking and an enclosed rear garden. Viewing is highly recommended to fully appreciate all this property has to offer.**

Entrance Hall
With radiator, stairs to First Floor.

Living Room
14'6 x 10'9
With radiator, feature fireplace, double glazed window to the front. Opening to

Dining Room
10'9 x 8'8
With radiator, door to

Larder
10'2 x 5'6
With fitted cupboard, double glazed window to the side.

Kitchen
14'5 x 11'11
Comprising matching range of wall & base units, worksurfaces, inset sink unit, space for table & chairs, double glazed window to the rear, double glazed door to the rear. Door to

Utility Area
7'4 x 5'4
With double glazed window to the side, door to

Shower Room
5'4 x 5'3
Comprising shower cubicle with electric shower, low level w.c, wash hand basin, tiled walls, extractor fan, double glazed frosted window.

Study/Bedroom
10'9 x 9'11
With radiator, feature fireplace, double glazed window to the front.

First Floor Landing
With built-in cupboard, loft hatch, double glazed window to the side.

Bedroom One
14'6 x 10'9
With radiator, double glazed window to the front.

Bedroom Two
12'1 x 12'1
With radiator, double glazed window to the rear.

Bedroom Three
11'6 x 10'9
With radiator, double glazed window to the rear.

Bedroom Four
11'6 x 10'0
With radiator, feature fireplace, fitted cupboard, double glazed window to the front.

Bathroom
5'11 x 5'6
Comprising bath, low level w.c, wash hand basin, shaver point, chrome heated towel radiator, extractor fan, partly tiled walls, double glazed frosted window.

Outside
To the front there is a driveway providing off road parking & pathway to the side leading to the entrance. To the rear there is a patio area, an area of lawn, mature shrubs & trees, a greenhouse, a timber shed, being enclosed by fencing with gated side access.

NB
Council tax band: D

