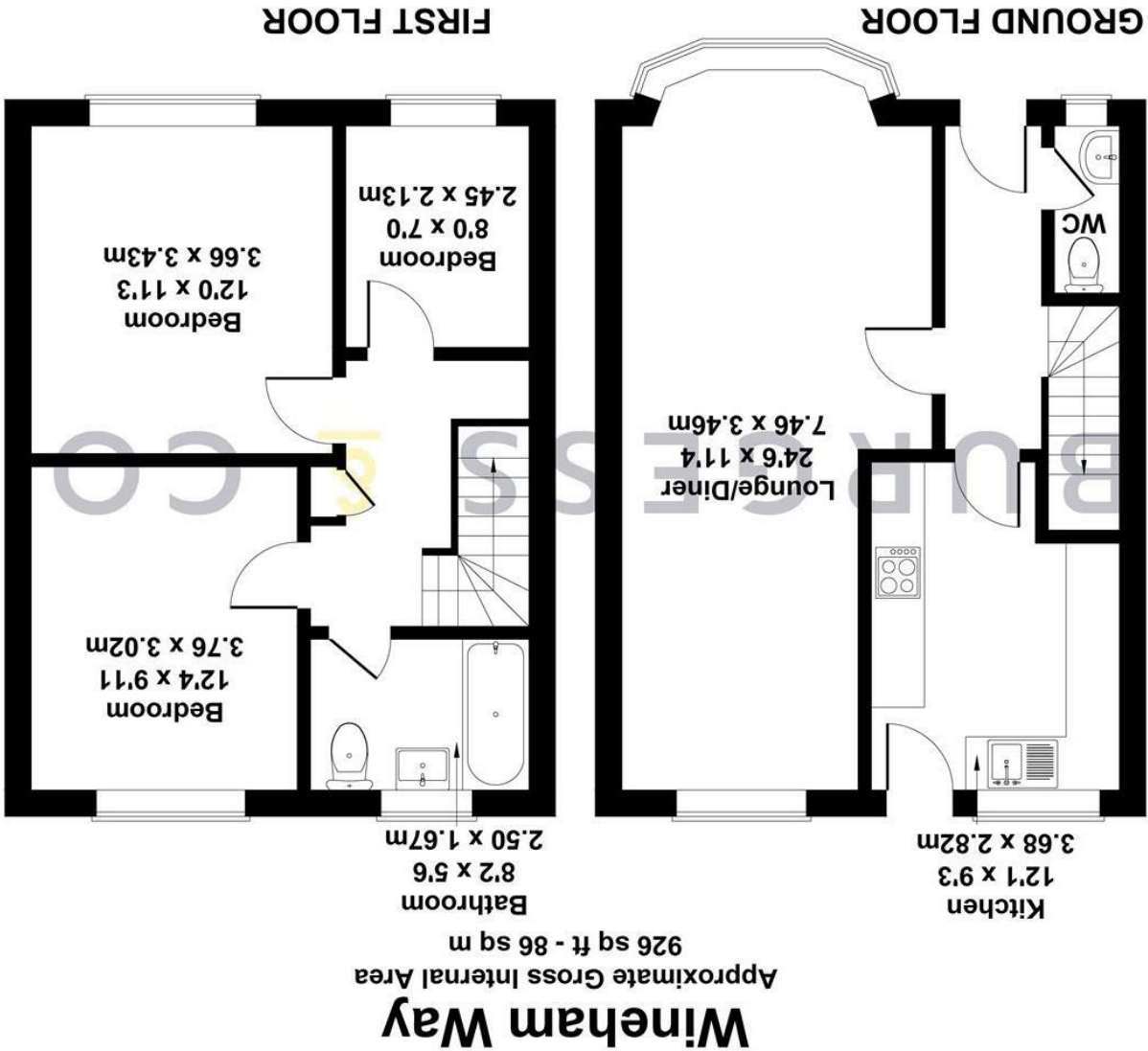




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BURGESS & CO. 5 Wineham Way, Bexhill-On-Sea, TN40 1TP
01424 222255

£325,000 Freehold



Burgess & Co are delighted to bring to the market this well presented three bedroom end of terrace home, situated in the popular residential area of Penland Wood. Ideally located being within easy access to Bexhill Town Centre with mainline railway station, shopping facilities, restaurants and seafront. Ravenside Retail Park is also a short walk away providing further shopping facilities and leisure centre. The accommodation comprises an entrance hall, an open plan living/dining room, a modern fitted kitchen, a downstairs w.c, three bedrooms and a fitted bathroom. Further benefits include gas central heating and double glazing. To the outside there are low maintenance gardens to both the front & rear and a garage located in a block. Viewing is highly recommended to appreciate all that this property has to offer by vendors sole agents.

Porch

With double glazed door to

Entrance Hall

With radiator, stairs to First Floor.

Downstairs W.C

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

Living Room/Diner

24'6 x 11'4

With two radiators, inset ceiling spotlights, double glazed bay window to the front with fitted shutters, double glazed window to the side, double glazed window to the rear.

Kitchen

12'1 x 9'3

Comprising matching range of wall & base units, worksurfaces, inset Butler sink unit, tiled splashbacks, space for oven with extractor hood over, integrated fridge/freezer, understairs storage cupboard, vertical radiator, wooden flooring, inset ceiling spotlights, wall mounted Potterton boiler, double glazed window to the rear, double glazed door to the rear garden.

First Floor Landing

With fitted cupboard, access to loft being partly boarded.

Bedroom One

12'0 x 11'3

With radiator, double glazed windows to the front, double glazed floor to ceiling picture windows overlooking the Juliet balcony.

Bedroom Two

12'4 x 9'11

With radiator, built-in wardrobes, double glazed window to the rear.

Bedroom Three

8'0 x 7'0

With radiator, double glazed window to the front.

Bathroom

8'2 x 5'6

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

Outside

To the front there is a paved patio garden, a pathway with small hedging to either side leading to the entrance. To the rear there is a paved patio garden with flowerbed borders, a garden shed and gated rear access leading to the garage.

Garage

16'1 x 8'2

Located in a nearby block behind the property with up & over door.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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

