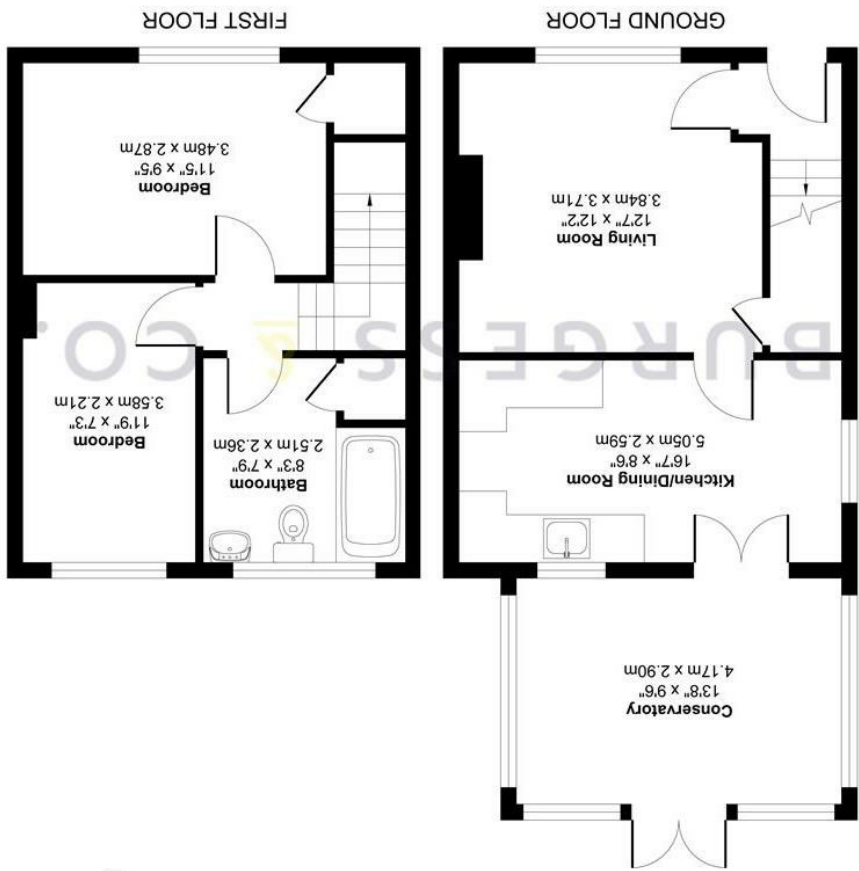




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Church Hill Avenue
Approximate Gross Internal Floor Area
814 sq. ft / 75.62 sq. m

BURGESS & CO.
01424 222255

11 Church Hill Avenue, Bexhill-On-Sea, TN39 4SG

Offers Over
£265,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this charming semi-detached house, situated in a convenient location in the sought after Little Common Village. Ideally located being a short walk from local convenience stores, Doctors Surgery, bus services and the popular village primary school. Bexhill Town Centre is within 2.5 miles with its array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation comprises an entrance hall, a living room, a kitchen/dining room, and a conservatory to the ground floor. To the first floor there are two bedrooms and a family bathroom. The property benefits from double glazing, gas central heating, a small front garden and a particular feature is the delightful, enclosed rear garden with a variety of mature plants and shrubs. Viewing is essential to fully appreciate all that this property has to offer.

Entrance Hall

With stairs to First Floor, door to

Living Room

12'7 x 12'2

With radiator, feature fireplace, double glazed window to the front. Door to

Kitchen/Dining Room

16'7 x 8'6

Comprising matching range of wall & base units, wood effect worksurfaces, inset Butler sink unit, tiled splashbacks, space for cooker with extractor hood over, space for washing machine, space for standing fridge/freezer, radiator, inset ceiling spotlights, tiled floor, space for table & chairs, double glazed window to the side & rear, double doors opening to

Conservatory

13'8 x 9'6

With tiled floor, double glazed windows to three sides, double glazed roof, double glazed doors opening to the rear garden.

First Floor Landing

Bedroom One

11'5 x 9'5

With radiator, built-in cupboard, double glazed window to the front.

Bedroom Two

11'9 x 7'3

With radiator, inset ceiling spotlights, double glazed window to the rear.

Bathroom

Comprising panelled bath with shower over & screen, pedestal wash hand basin, low level w.c, partly tiled walls, double glazed frosted window to the rear.

Outside

To the front there is a wall enclosed block paved garden with mature tree, gate & pathway leading to the front door. To the rear there is a delightful enclosed patio garden with flowerbeds housing

various mature plants, shrubs & trees, a garden shed and gated side access.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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

