



BURGESS & CO.  
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8 Chartres, Bexhill-On-Sea, TN40 2NG

£315,000 Freehold





**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this well presented three bedroom end of terrace house, situated in a popular residential area. 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 distance away providing further shopping facilities and leisure centre. The accommodation comprises an entrance hall, an open plan living/dining room, a fitted kitchen, a sun room/utility room and a downstairs w.c. To the first floor there are three bedrooms and a family bathroom. Further benefits include gas central heating and double glazing. To the outside there is a driveway providing off road parking, front & rear gardens, and a garage located to the rear. Viewing is highly recommended to appreciate all that this property has to offer by vendors sole agents.

Entrance Hall

With radiator, parquet flooring, dado rail, storage cupboard, stairs to First Floor, understairs storage cupboard, double glazed window to the side.

Downstairs Cloakroom

4'5 x 3'6

Comprising low level w.c, wash hand basin, tiled walls, tiled floor, double glazed frosted window to the side.

Living/Dining Room

27'8 x 12'1

With two radiators, serving hatch, double glazed bay window to the front, double glazed patio door to the garden.

Kitchen

9'7 x 7'2

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit with mixer tap, tiled splashbacks, space for cooker with extractor hood over, space for undercounter fridge, laminate wood flooring, double glazed window to the rear, door to

Sun Room/Utility

With light & power, space for appliances, double glazed windows, double glazed door to the garden.

First Floor Landing

With dado rail, loft hatch, airing cupboard, double glazed window to the side.

Bedroom One

13'2 x 12'4

With radiator, fitted wardrobe, double glazed bay window to the front.

Bedroom Two

12'0 x 9'2

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

Bedroom Three

7'6 x 6'8

With radiator, double glazed window to the front.

Bathroom

7'6 x 6'5

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

Outside

To the front there is a block paved driveway providing off road parking, a front garden being enclosed by hedging and side access. To the rear there is an easterly facing garden comprising a patio area, a level area of lawn, a further patio area, being enclosed by wall & fencing with double glazed door to the garage.

Garage

17'1 x 9'2

Located in a block behind the property with up & over door, double glazed window.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC