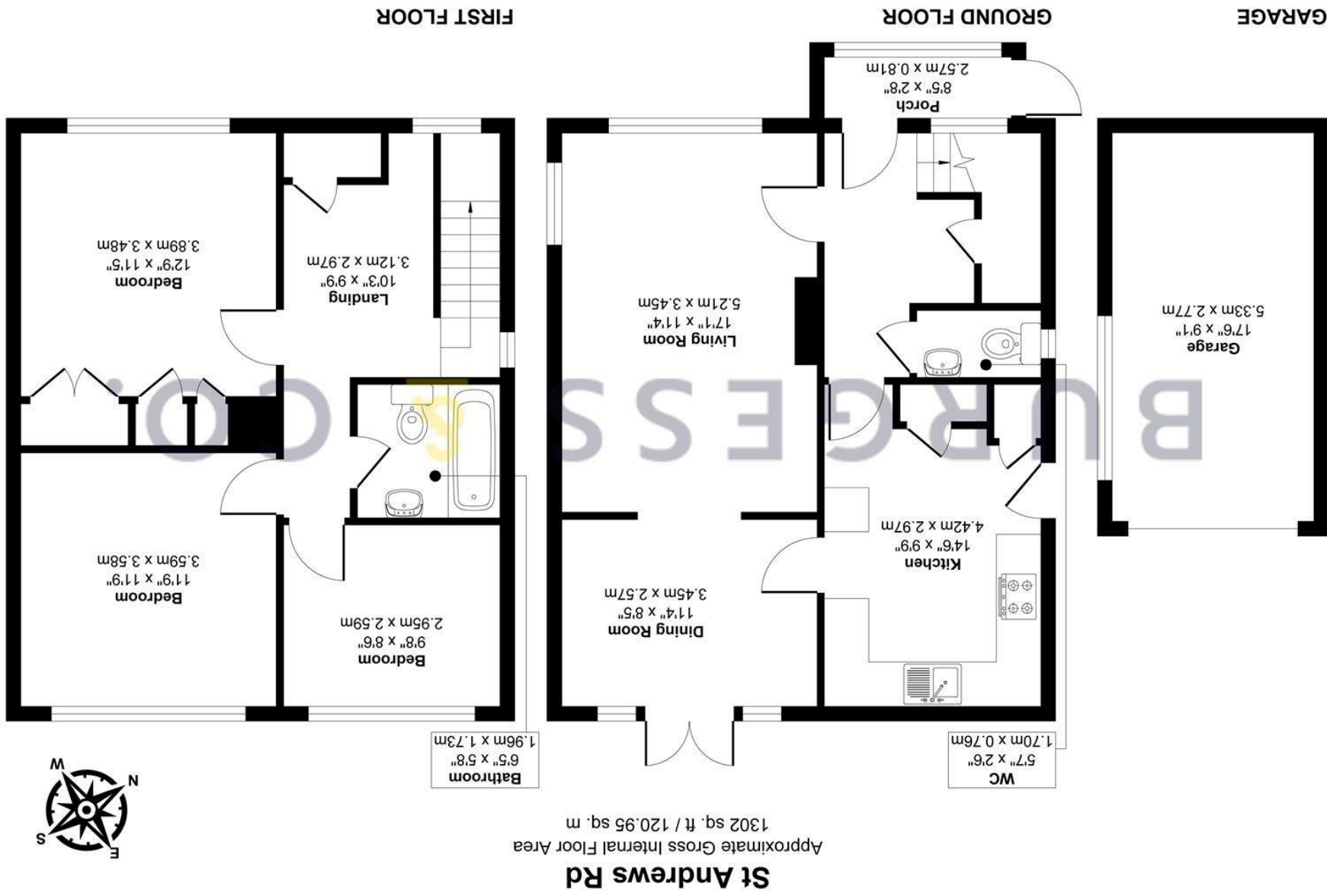




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BURGESS & CO.  
01424 222255

25 St. Andrews Road, Bexhill-On-Sea, TN40 2BQ

Offers In Excess Of  
£355,000 Freehold





Burgess & Co are delighted to bring to the market this bright and spacious detached family house, situated in the sought after Chantry area of Bexhill. Ideally located being close to schools and within a half a mile of Bexhill Town Centre with its array of shopping facilities, mainline railway station, restaurants and the seafront. The accommodation comprises a porch, an entrance hall, a living room opening to a separate dining room, a fitted kitchen/breakfast room and a downstairs cloakroom. To the first floor there are three bedrooms as well as a fitted family bathroom. Further benefits include gas central heating, double glazing and to the outside there is a front driveway providing off road parking for several vehicles leading to a detached garage and to the rear there is an enclosed SOUTH facing garden. Viewing is recommended to fully appreciate all this property has to offer by vendors sole agents.

**Porch**  
Being double glazed with door to

**Entrance Hall**  
With radiator, wood flooring, understairs storage cupboard with consumer unit & meters, stairs to First Floor.

**Downstairs W.C**  
5'7 x 2'6  
Comprising low level w.c, wash hand basin, double glazed frosted window to the side.

**Living Room**  
17'1 x 11'4  
With radiator, feature Victorian fireplace, dual aspect with double glazed window to the front & side. Opening to

**Dining Room**  
11'4 x 8'5  
With radiator, wood flooring, double glazed windows to the rear, double glazed French doors to the rear garden.

**Kitchen/Breakfast Room**  
14'6 x 9'9  
Comprising matching range of wall & base units, worksurface, tiled splashbacks, inset sink unit, fitted Hotpoint double oven, fitted Hotpoint gas hob with extractor hood over, integrated Indesit dishwasher, space for standing fridge/freezer, storage cupboard, utility cupboard with Baxi boiler, radiator, inset ceiling spotlights, double glazed window to the rear, wooden door to the side.

**First Floor Landing**  
With airing cupboard, access to loft being insulated & partly

boarded, smoke detector, dado rail, double glazed window to the front & side.

**Bedroom One**  
12'9 x 11'5  
With radiator, fitted wardrobes/cupboards, double glazed window to the front.

**Bedroom Two**  
11'9 x 11'9  
With radiator, double glazed window to the rear. (window is misted, seals broken)

**Bedroom Three**  
9'8 x 8'6  
With radiator, double glazed window to the rear. (window is misted, seals broken)

**Bathroom**  
6'5 x 5'8  
Comprising bath with Mira electric shower over & glass screen, low level w.c, pedestal wash hand basin, chrome heated towel rail, double glazed frosted window to the side.

**Outside**  
To the front there is a driveway providing off road parking leading to a garage and steps leading up to a block paved pathway leading to the front door. To the rear there is a patio area, an area of lawn, a pathway, flowerbeds housing mature shrubs & trees, being enclosed by fencing with gated side access and enjoying a southerly aspect.

**Garage**  
17'6 x 9'1  
With up & over door, window to the side.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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

