



3 Devonshire Square, Bexhill on Sea, East Sussex, TN40 1AB

EST 2000

BURGESS & CO.

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Approximate Gross Internal Floor Area  
791 sq. ft / 73.48 sq. m

**BURGESS & CO.** 22 Camperdown Street, Bexhill-On-Sea, TN39 5BE  
01424 222255

Offers Over  
£220,000 Freehold





Burgess & Co are delighted to bring to the market this bright and spacious terraced house, ideally located within walking distance of nearby shopping facilities and bus services. Bexhill Town Centre is within three miles with its amenities including further shopping facilities, restaurants, mainline railway station, and the seafront. The property is arranged to provide an entrance porch, a living room, a kitchen/breakfast room, an inner lobby area, a family bathroom to the ground floor and to the first floor there are two double bedrooms. Benefits include double glazing, gas central heating, and to the rear there is an enclosed low maintenance tiered patio garden. This would make an ideal first time home or rental investment. Viewing is recommended to appreciate all that this property has to offer.

Porch

5'4 x 4'2  
With tiled floor, double glazed frosted window to the front. Door to

Living Room

13'2 x 12'3  
With radiator, oak flooring, inset ceiling spotlights, double glazed window to the front. Door to

Kitchen

12'9 x 10'8  
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, space for Range cooker, stainless steel extractor fan, tiled splashbacks, space for washing machine & fridge/freezer, oak flooring, radiator, inset ceiling spotlights, understairs storage cupboard, stairs to First Floor Landing, double glazed window to the rear. Door to

Lobby

With tiled floor, utility cupboard, double glazed door to the side, door to

Bathroom

9'5 x 6'1  
Comprising panelled bath with shower attachment, walk-in shower, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, tiled floor, underfloor heating, inset ceiling spotlights, double glazed frosted window to the side.

First Floor Landing

With loft hatch.

Bedroom One

13'3 x 11'8  
With radiator, fitted wardrobes, inset ceiling spotlights, two double glazed windows to the front.

Bedroom Two

13'4 x 10'6  
With radiator, built-in cupboard, inset ceiling spotlights, double glazed window to the rear.

Outside

To the rear there is a flagstone patio garden being enclosed by fencing with gated rear 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                                   | 73                      |           |
| (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 |           |

