



**BURGESS & CO.** 12 Juniper Place, Bexhill-On-Sea, TN39 3FN £295,000 Freehold  
01424 222255



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Burgess & Co are delighted to bring to the market this immaculate end of terrace house, which was constructed only 5 years ago and has the remainder of an NHBC warranty. Ideally located in a secluded private residential development to the West of Bexhill being within easy access to Bexhill Downs, and local schools. Bexhill Town Centre is within half a mile with its array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation comprises an open plan modern kitchen/diner, a downstairs cloakroom, a living room to the ground floor and to the first floor there are two double bedrooms and a modern family bathroom. The property benefits from a good standard of decoration throughout, double glazing, gas central heating, an enclosed rear garden and an allocated parking space along with visitor spaces. Viewing is highly recommended to fully appreciate all that this property has to offer.

Front Door

Leading to

Kitchen

15'6 x 11'1

Comprising matching range of wall & base units, worksurface, inset sink unit, fitted gas hob with extractor hood over, fitted oven, integrated washing machine & dishwasher, space for fridge/freezer, tiled floor, two double glazed windows to the front. Door to

Downstairs W.C

Comprising low level w.c, wash hand basin, extractor fan.

Living Room

15'6 x 11'1

With two radiators, understairs storage area, stairs to First Floor, double glazed patio doors to the rear garden.

First Floor Landing

With loft hatch, double glazed window to the side.

Bedroom One

13'0 x 10'11

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

Bedroom Two

11'1 x 10'11

With radiator, built-in wardrobes, two double glazed windows to the front.

Bathroom

Comprising bath with shower over & screen, low level w.c, vanity unit with inset wash hand basin, tiled walls & floor, natural light tunnel, inset ceiling spotlights, extractor fan.

Outside

To the front there is an allocated parking space and to the rear there is a patio area, an area of astroturf, water tap, garden shed and gated side access.

NB

Council tax band: B There is an annual estate charge of £300 per annum.

