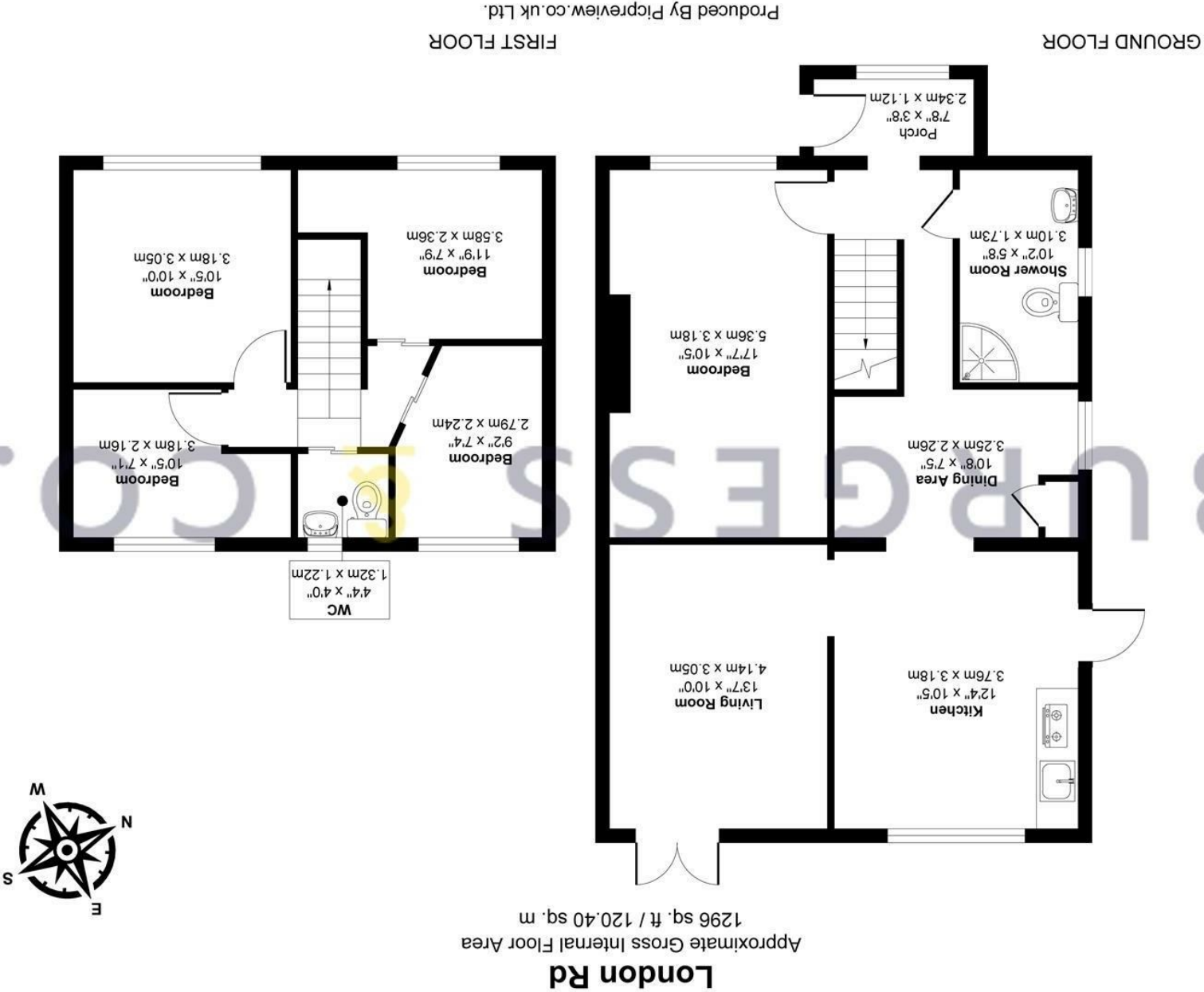




BURGESS & CO.
01424 222255

144 London Road, Bexhill-On-Sea, TN39 4AA

£375,000 Freehold



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Burgess & Co are pleased to offer to the market a substantially extended semi detached family house, situated within close proximity to local amenities as well as Bexhill Town Centre with its range of shops, restaurants, bus services, mainline railway station and seafront. This high energy efficient property has been comprehensively renovated and the accommodation comprises a porch, an entrance hall, a good size living room, a modern kitchen, a dining room, a utility porch, a 177 downstairs bedroom, and a bespoke family shower room. To the first floor there are four bedrooms and a separate w.c. Further benefits include triple glazed windows, energy/income producing solar panels, gas central heating, and super fast Cat 6 internal ethernet. To the outside there is a driveway providing off road parking for several vehicles, a low maintenance rear garden and an insulated Garden Lodge/Office. Viewing is highly recommended to fully appreciate all this property has to offer.

- Porch

With triple glazed window to the front, opening to

Entrance Hall

With stairs to First Floor.

Dining Room

10'8 x 7'5

With fitted cupboard, understairs storage cupboard, triple glazed window to the side. Opening to

Kitchen

12'4 x 10'5

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, inset electric hob with extractor hood over, fitted eye level oven, integrated appliances to include dishwasher & washing machine, partly tiled walls, inset ceiling spotlights, triple glazed window to the rear, triple glazed door to the side. Opening to

Living Room

13'7 x 10'0

With vertical radiator, triple glazed French doors opening to the rear garden.

Bedroom

17'7 x 10'5

With radiator, triple glazed window to the front.

Shower Room

10'2 x 5'8

Comprising premium steam shower cubicle, low level w.c, vanity unit within inset wash hand basin, chrome heated towel radiator, tiled walls & floor, triple glazed frosted window to the side.

Utility Area

31'8 x 4'6

With polycarbonate roof, windows, upvc double glazed door to the front and access to the rear garden.

First Floor Landing

Bedroom

10'5 x 10'0

With radiator, triple glazed window to the front.

Bedroom

11'9 x 7'9

With radiator, triple glazed window to the front.

Bedroom

10'5 x 7'1

With radiator, triple glazed window to the rear.

Bedroom

9'2 x 7'4

With radiator, triple glazed window to the rear.

Separate W.C

4'4 x 4'0

Comprising low level w.c, wash hand basin, radiator, triple glazed frosted window to the rear.

Outside

To the front there is a driveway providing off road parking for several vehicles, boxed flowerbeds housing plants and to the rear there is a low maintenance garden with paved patio, area of astro-turf and a detached Garden Lodge/Office being insulated.
- NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	96
(81-91) B		
(69-80) C		
(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
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