



BURGESS & CO.
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11 Wineham Way, Bexhill-On-Sea, TN40 1TP

Offers In Excess Of
£325,000 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious three bedroom terraced home, conveniently located in the favoured residential area of Penland Wood being within easy access to Ravenside Retail Park providing shopping facilities and leisure centre. Bexhill Town Centre is also within close proximity with mainline railway station, shopping facilities, restaurants and seafront. The accommodation comprises an entrance hall, an open plan living/dining room, a modern fitted kitchen with serving hatch, a downstairs cloakroom, three bedrooms and a modern fitted bathroom. Further benefits include gas central heating and double glazing. To the outside there is a front garden, an enclosed rear garden with personal door into a single garage located in a block. Viewing is highly recommended by vendors sole agents.

Entrance Hall

With radiator, wood flooring.

Downstairs W.C

Comprising low level w.c, wash hand basin, mirror, double glazed frosted window.

Living/Dining Room

27'8 x 11'2

With radiator, double glazed bay window to the front, double glazed window to the rear.

Kitchen

13'2 x 9'1

Comprising matching range of wall & base units, oak worksurfaces, inset sink unit, fitted gas hob with extractor hood over, fitted eye level oven, integrated fridge/freezer, space for washing machine, understairs storage cupboard housing gas meter & consumer unit, serving hatch, double glazed window to the rear.

First Floor Landing

With airing cupboard, hatch to loft via ladder being insulated & partly boarded.

Bedroom One

12'0 x 11'2

With radiator, double glazed windows to the front, Juliet balcony.

Bedroom Two

12'4 x 10'1

With radiator, double glazed window to the rear.

Bedroom Three

8'1 x 6'7

With radiator, double glazed window to the front.

Bathroom

8'0 x 5'5

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

Outside

To the front there is a patio garden with flowerbed borders housing mature plants & shrubs and a pathway to the entrance. To the rear the garden is mainly laid to lawn with patio pathway, flowerbeds housing mature trees & shrubs, personal door to garage, being enclosed by fencing with wooden gate.

Garage

17'5 x 8'9

Located in a block to the rear with electric roller door & personal door to the garden.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

