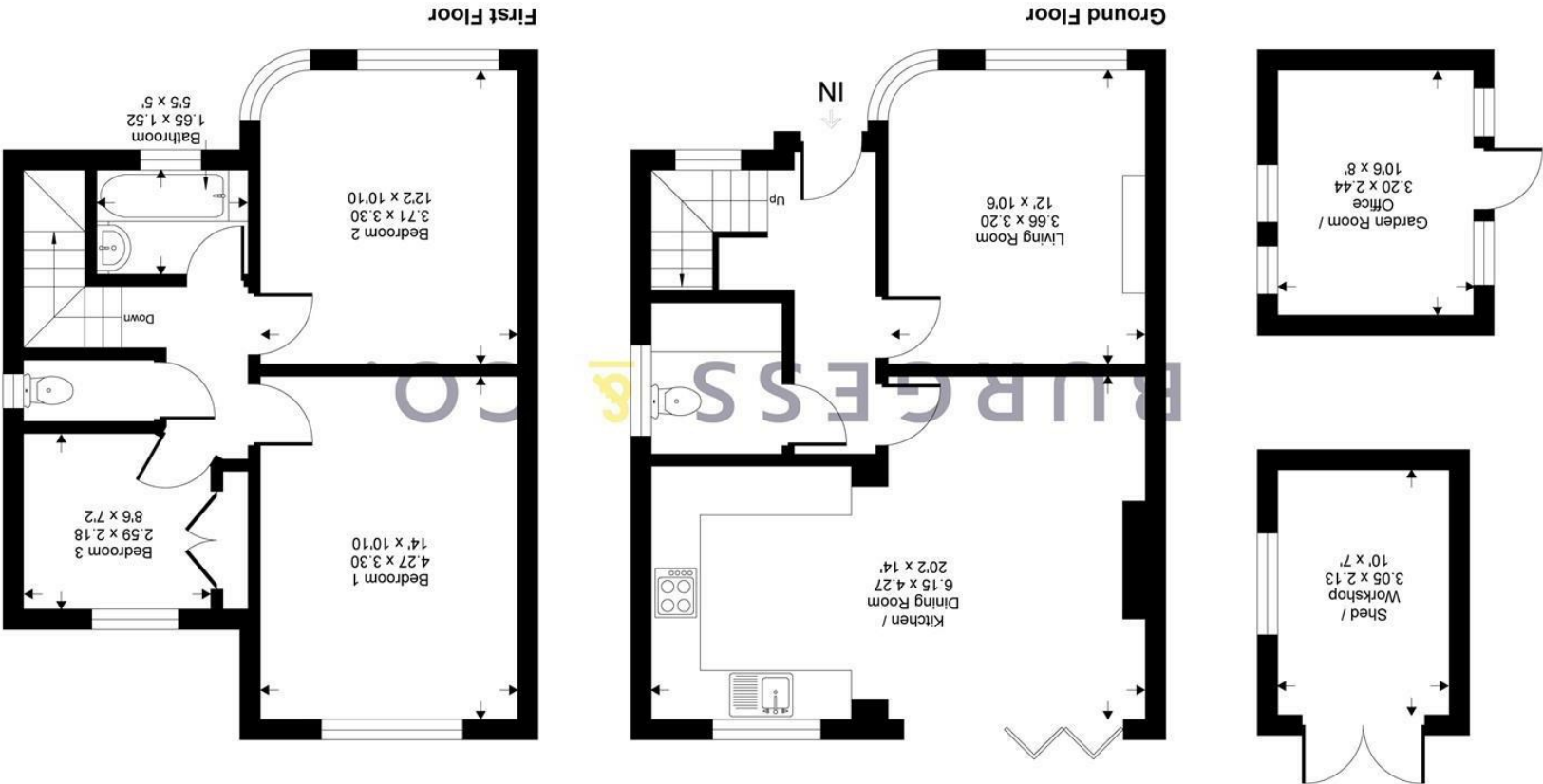




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Approximate Gross Internal Area = 88 sq m / 948 sq ft
Approximate Outbuildings Internal Area = 13.9 sq m / 150 sq ft
Approximate Total Internal Area = 101.9 sq m / 1098 sq ft

Willingdon Avenue

BURGESS & CO.
01424 222255

22 Willingdon Avenue, Bexhill-On-Sea, TN39 3QQ

£392,000 Freehold



A rare opportunity to acquire a beautifully refurbished 1930s semi-detached home, thoughtfully extended and finished to an impressive standard throughout. Situated in the desirable area of Collington, the train station and local shops are just a short walk away. The property has been thoughtfully extended with the accommodation comprising an entrance hall, a cloakroom, a living room, a modern open plan kitchen/diner with bi-fold doors giving access to the large rear garden. To the first floor there are three bedrooms, a modern family bathroom and a separate w.c. Further benefits include double glazing and gas central heating. To the outside there is a front garden, a driveway providing off road parking and a good-sized rear garden with a garden room and shed/workshop. Bexhill Town Centre is within 1 mile offering further amenities, restaurants, shops, mainline railway station with its direct links to London and the seafront with iconic De La Warr Pavilion. Viewing is considered essential to appreciate this quality home in this favoured location.

Entrance Hall

With stairs to First Floor.

Cloakroom

Comprising low level w.c with inset wash hand basin, fitted cupboards, worktop, partly tiled walls, double glazed frosted window to the side.

Living Room

12'0 x 10'6

With radiator, two double glazed windows to the front.

Kitchen/Diner

20'2 x 14'0

Comprising a matching range of solid wood wall and base units, complemented by solid wood worksurfaces, the kitchen comprises integrated Bosch fridge, freezer, inset gas hob with extractor hood and inset washing machine, inset sink unit, tiled splashbacks, inset ceiling spotlights. The dining area has ample space for table and chairs and includes fitted shelves, radiator along with double glazed bi-fold doors offering access to the rear garden.

First Floor Landing

Bedroom One

14'0 x 10'10

With radiator, double glazed window to the rear.

Bedroom Two

12'2 x 10'10

With radiator, two double glazed windows to the front.

Bedroom Three

8'6 x 7'2

With radiator, fitted cupboards, double glazed window to the rear.

Bathroom

5'5 x 5'0

Comprising bath with shower over and screen, vanity unit with inset wash hand basin, tiled walls, double glazed frosted window to the front.

Separate W.C

Comprising low level w.c, double glazed frosted window.

Outside

To the front there a driveway providing off road parking, an area of lawn, flowerbeds housing mature plants and gated side access. To the rear there is a patio area, an area of lawn, paved pathway, flowerbed borders housing mature plants/shrubs, being enclosed by fencing. There is also a garden room and a summerhouse.

Garden Room

10'6 x 8'0

Shed/Workshop

10'0 x 7'0

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	72	78
(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