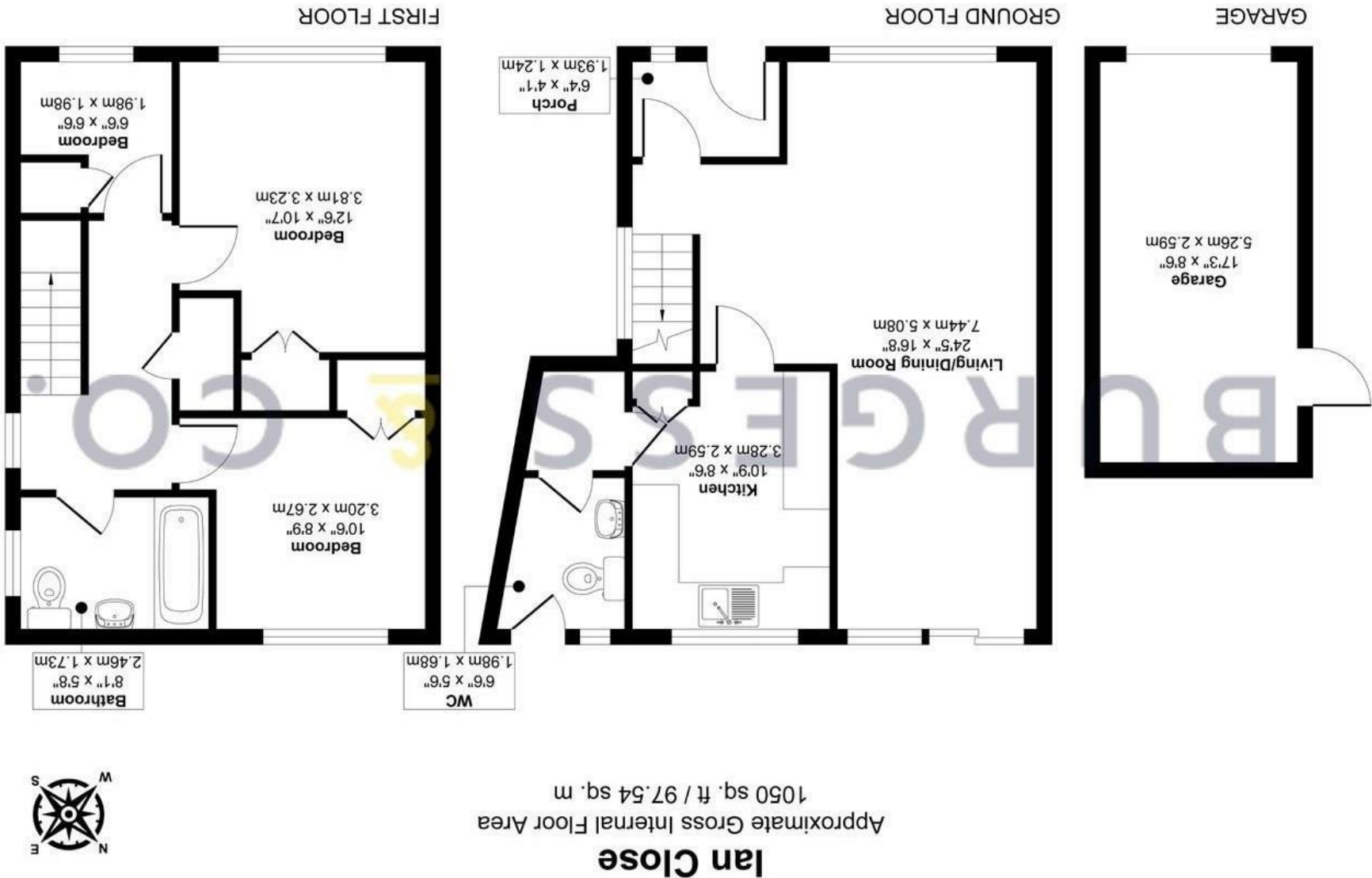


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BURGESS & CO.  
01424 222255

9 Ian Close, Bexhill-On-Sea, TN40 2RL

£299,950 Freehold



Burgess & Co are delighted to bring to the market this spacious semi-detached house situated in a quiet residential close. Ideally located being within 2 miles of Ravenside Retail Park with its array of shops, leisure centre and access to the beach. Bexhill Town Centre is also within 2 miles providing a further array of shopping facilities, restaurants, mainline railway station and the seafront. The accommodation is arranged to provide an entrance porch, a 24'5 living/dining room, a downstairs cloakroom, and a kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Benefits include gas central heating, double glazing, off road parking and a garage. A particular feature is the rear garden which comprises a raised decked area, an area of lawn and backs on to woodland. Viewing is essential to fully appreciate all that this property has to offer.

Porch

With double glazed window to the front, door to

Living/Dining Room

24'5 x 16'8

With two radiators, feature electric fire with surround, parquet flooring, stairs to First Floor, triple aspect with double glazed window to the front & side, double glazed window & sliding door to the rear garden. Door to

Kitchen

10'9 x 8'6

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, space for cooker, space for undercounter fridge & freezer, storage cupboard, serving hatch, double glazed window to the rear. Double glazed frosted door to

Inner Hall

With radiator, tiled floor, door to

Downstairs W.C

6'6 x 5'6

Comprising low level w.c, pedestal wash hand basin, tiled floor, double glazed frosted window & door to the rear.

First Floor Landing

With fitted cupboard, access to loft, double glazed window to the side.

Bedroom One

12'6 x 10'7

With radiator, fitted wardrobe, double glazed window to the front.

Bedroom Two

10'6 x 8'9

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

Bedroom Three

6'6 x 6'6

With radiator, fitted cupboard, double glazed window to the front.

Bathroom

8'1 x 5'8

Comprising bath with shower over, low level w.c, pedestal wash hand basin, tiled walls, double glazed frosted window to the rear & side.

Garage

17'3 x 8'6

With up & over door, personal door to the side.

Outside

To the front there is an area of lawn, flowerbed housing mature hedging and a driveway providing ample parking

leading to a garage. To the rear there is a raised area of decking leading to an area of lawn with summer-house, a couple of steps lead down to a lower area of patio, being enclosed by fencing and gated side access.

NB

Council tax band: C

