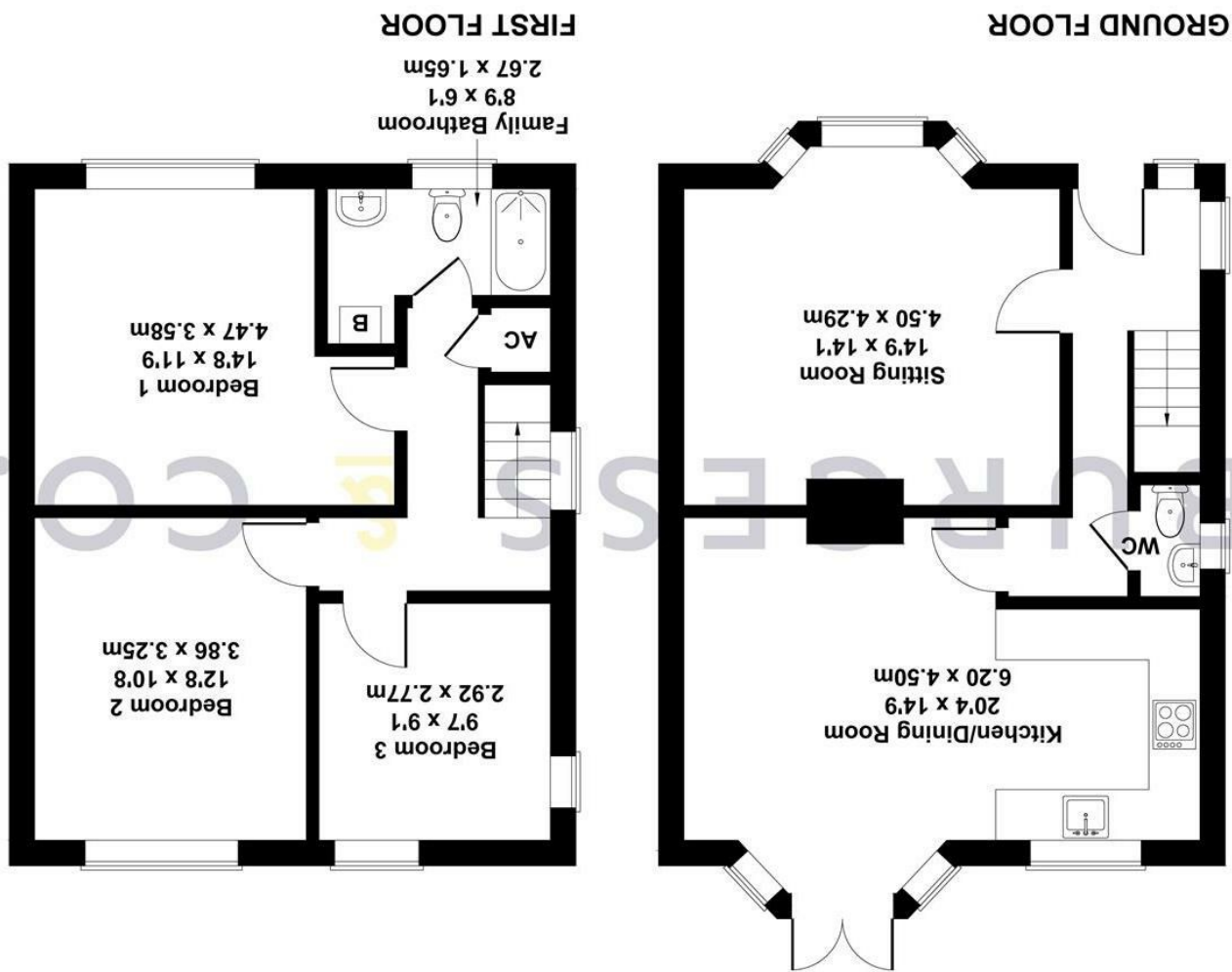


Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



**Bancroft Road**  
Approximate Gross Internal Area  
1060 sq ft - 98 sq m

**BURGESS & CO.**  
01424 222255

53 Bancroft Road, Bexhill-On-Sea, TN39 4AG

Offers Over  
£360,000 Freehold



Burgess & Co are delighted to present to the market this bright, spacious and charming semi-detached period house, located in a quiet residential area. The property is ideally situated being close to nearby local amenities, and schooling, while Bexhill Town Centre is within 2 miles providing an array of shopping facilities, restaurants, mainline railway station, bus services and the seafront. The accommodation comprises to the ground floor a living room, a kitchen/dining room, a cloakroom and to the first floor there are three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. To the outside there is a driveway providing off road parking and to the rear there is a delightful enclosed south facing garden, which is particular feature of this property. Viewing is essential to truly appreciate all that is on offer with the vendor sole agents.

Entrance Hall

With radiator, understairs storage cupboard, stairs to First Floor, double glazed window to the front & side.

Downstairs W.C

Comprising low level w.c, wash hand basin with storage under, radiator, panelled walls, double glazed frosted window to the side.

Living Room

14'9 x 14'1  
With radiator, feature open fireplace, partly panelled walls, double glazed bay window to the front.

Kitchen/Diner

20'4 x 14'9  
Comprising matching range of wall & base units, worksurface, inset sink unit, Range master oven with tiled splashback, extractor hood over, space & plumbing for dishwasher & washing machine, space for American style fridge/freezer, double glazed window to the rear. Dining Area with vertical radiator, feature gas fire, space for table & chairs, double glazed bay window, double glazed French doors to the garden.

First Floor Landing

With hatch to loft being insulated & boarded, storage cupboard, double glazed window to the side.

Bedroom One

14'8 x 11'9  
With radiator, double glazed window to the front.

Bedroom Two

12'8 x 10'8  
With radiator, double glazed window to the rear.

Bedroom Three

9'7 x 9'1  
With radiator, double glazed window to the side & rear.

Family Bathroom

8'9 x 6'1  
Comprising bath with electric shower over, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, boiler, storage cupboard, heated towel radiator, mirrored vanity unit, double glazed frosted window to the front.

Outside

To the front there is a driveway providing off road parking, a woodchip area with seating, mature shrubs, pathway, bin storage area and side access. To the rear there is a landscaped garden comprising seating area, bbq area, pond, fence & gate leading to area of astro-turf, flowerbeds, mature shrubs & plants, further seating areas, a firepit, gate to pebbled area, greenhouse, summerhouse, seating area, and mature hedging providing privacy.

Garage/Utility

With light & power, side access.

NB

Council tax band: C

