



BURGESS & CO.
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53 Havelock Road, Bexhill-On-Sea, TN40 2BY

Offers In Excess Of
£282,500 Freehold



Burgess & Co are delighted to bring to the market this three bedroom semi detached house, situated within close proximity to Bexhill Old Town and Bexhill Town Centre with its range of shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The property offers spacious and well proportioned accommodation throughout to include an entrance hall, a living room, a dining room, a fitted galley kitchen, a separate utility space with plumbing and power, and a rear conservatory. To the first floor there are three DOUBLE bedrooms and a fitted family bathroom. The property has scope to improve throughout and would be ideal for any incoming buyer looking to create there own finish. Benefits include double glazing and gas central heating. To the outside there is a sunny aspect rear SOUTH facing garden being mainly laid to lawn. Viewing is considered essential to fully appreciate the size and potential of this property.

Entrance Hall

With radiator, digital thermostat, understairs storage cupboard housing consumer unit, stairs to first floor, double glazed window to the front.

Living Room

15'2 x 10'0
With radiator, feature fireplace, dado rail, double glazed bay window to the front.

Dining Room

13'0 x 11'2
With radiator, feature electric fire, dado rail, ceiling fan with light, double glazed French doors opening to

Conservatory

12'8 x 9'3
With dwarf brick walls, polycarbonate roof, double glazed windows, double glazed French doors to the side.

Kitchen

10'2 x 6'6
Comprising matching range of wall & base units, worksurface, tiled splashbacks, inset stainless steel sink unit, fitted Bosch induction hob with extractor hood over, fitted electric oven, space for washing machine & slimline dishwasher, pantry housing fridge/freezer, double glazed window to the side, double glazed door to the side.

First Floor Landing

With access to loft being insulated & partly boarded, airing cupboard housing Worcester boiler.

Bedroom One

15'8 x 11'6
With radiator, fitted wardrobes, two double glazed windows to the front.

Bedroom Two

11'0 x 8'8
With radiator, double glazed window to the rear.

Bedroom Three

11'0 x 6'8
With radiator, double glazed window to the rear.

Bathroom

6'4 x 5'4
Comprising bath with shower over & screen, low level w.c, vanity unit with inset wash hand basin, tiled walls, electric radiator, double glazed frosted window to the side.

Outside

To the front there are steps leading up to the front door and a tiered garden with slate & shrubs. To the rear there is a paved patio area, an area of lawn, flowerbeds housing mature plants & shrubs, a timber shed, being enclosed by fencing with gated side access and enjoys a southerly aspect.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

