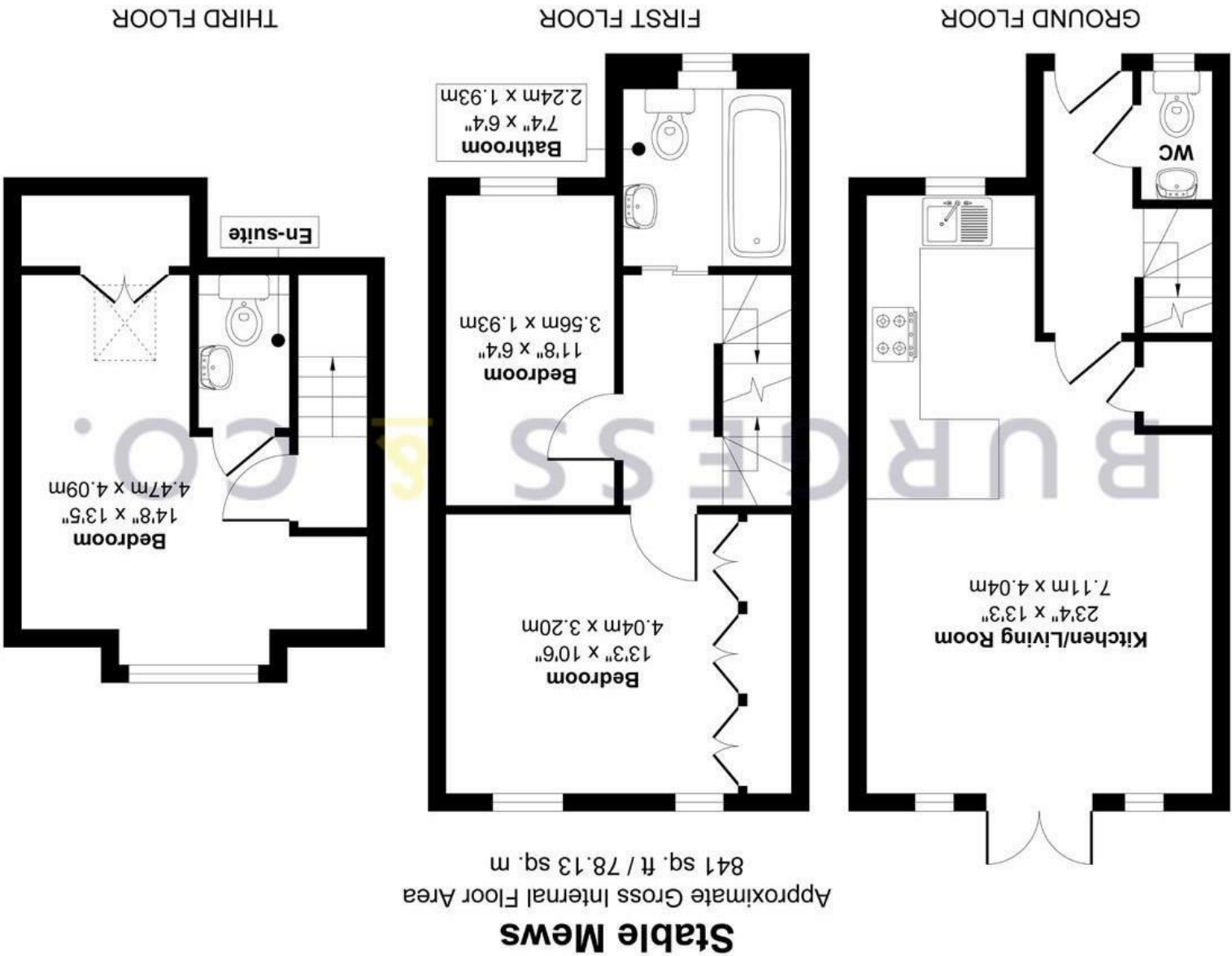


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BURGESS & CO. 5 Stable Mews, Bexhill-On-Sea, TN39 3FP £275,000 Freehold
01424 222255



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Burgess & Co are delighted to present this three bedroom end of terrace town house, forming part of a gated mews development in Bexhill with PEDESTRIAN ACCESS ONLY, built by Messrs J.D Homes, a local independent builder. Situated within close proximity to amenities to include bus services, shops, restaurants, mainline railway station and the seafront. The property offers a modern specification throughout with Nest controls, high speed broadband, video entry system, and remote controlled gates. The accommodation comprises an entrance hall, a downstairs w.c, an open plan living area opening to modern kitchen area with integrated appliances, three bedrooms, one with en-suite w.c and a modern family bathroom. To the outside there is a south facing garden being laid to astro-turf with paved patio and further benefits include double glazing, gas central heating (combi boiler), the remainder of a Build Zone Warranty. Viewing is highly recommended by vendor's sole agents.

Entrance Hall

With radiator, premium engineered oak flooring, inset ceiling spotlights, double glazed window to the side, stairs to First Floor.

Downstairs W.C

Comprising low level w.c, wash hand basin, tiled flooring, inset ceiling spotlights, double glazed frosted window to the front.

Open Plan Living Room

23'4 x 13'3

With radiator, premium engineered oak flooring, inset ceiling spotlights, built-in cupboard, double glazed French doors opening to the garden.

Kitchen Area

Comprising matching range of wall & base units, worksurface, inset sink unit, inset electric hob with extractor hood over, fitted oven, integrated dishwasher & fridge/freezer, space for washing machine, breakfast bar area with pendant lights, premium engineered oak flooring, inset ceiling spotlights, wall mounted cupboard housing premium boiler, double glazed window to the front.

First Floor Landing

With radiator, fitted cupboard, inset ceiling spotlights.

Bedroom

13'3 x 10'6

With radiator, built-in wardrobes, inset ceiling spotlights, two double glazed windows to the rear.

Bedroom

11'8 x 6'4

With radiator, inset ceiling spotlights, double glazed window to the front.

Family Bathroom

7'4 x 6'4

Comprising bath with shower over & screen, low level w.c, wash hand basin, partly tiled walls, extractor fan, radiator, double glazed frosted window to the front.

Second Floor

Bedroom

14'8 x 13'5

With radiator, inset ceiling spotlights, access to eaves storage, double glazed Velux window, double glazed window to the front. Door to

En-suite W.C

Comprising low level w.c, wash hand basin, tiled floor, extractor fan.

Outside

To the front there is a shed and to the rear there is a patio area, an area of astro-turf with pebbled borders being enclosed by fencing and enjoying a southerly aspect.

NB

We have been advised that there is a yearly charge of £350 per house for the maintenance of the communal areas. Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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	

