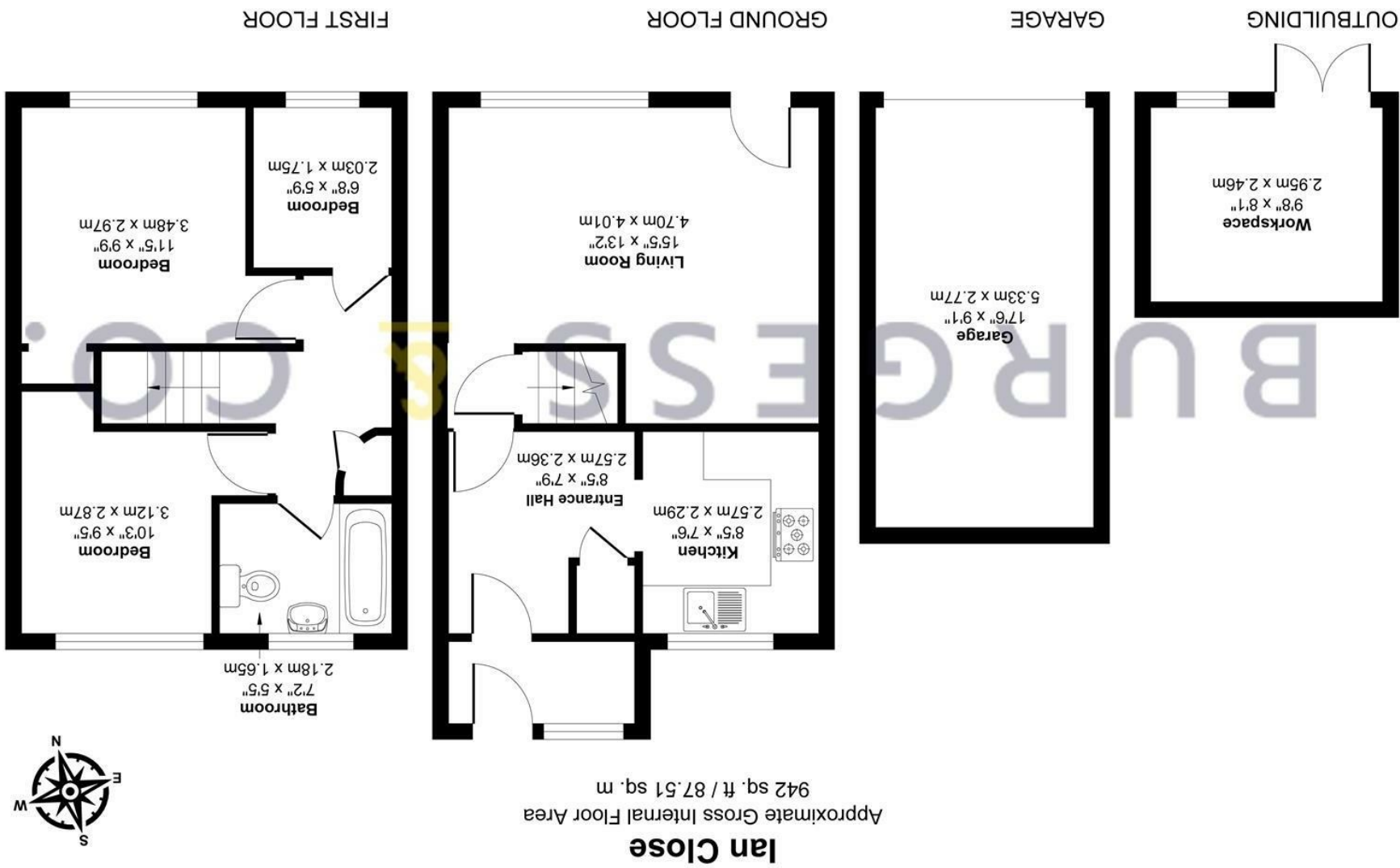




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BURGESS & CO.
01424 222255

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

Offers Over
£240,000 Freehold



Burgess & Co are delighted to bring to the market this well presented three bedroom terraced 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 comprises a porch, an entrance hall, a modern kitchen, a 15'5 living/dining room, and to the first floor there are three bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, off road parking, a garage located in a nearby block and an enclosed rear garden which backs on to woodland. Viewing is highly recommended with vendors' sole agents.

Porch

Being double glazed, door to

Entrance Hall

8'5 x 7'9

With radiator, fitted cupboard, laminate flooring.

Living/Dining Room

15'5 x 13'2

With radiator, feature fireplace, laminate flooring, stairs to first floor, double glazed window to the rear, double glazed door to the garden.

Kitchen

8'5 x 7'6

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, fitted electric hob with extractor hood over, fitted Beko eye level double oven, integrated slimline dishwasher, space for standing fridge/freezer, Glow-worm boiler, double glazed window to the front.

First Floor Landing

With fitted cupboard, access to loft.

Bedroom One

11'5 x 9'9

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

Bedroom Two

10'3 x 9'5

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

Bedroom Three

6'8 x 5'9

With radiator, double glazed window to the rear.

Bathroom

7'2 x 5'5

Comprising bath with electric Mira shower over, pedestal wash hand basin, low level w.c, aqua-panelled walls, double glazed frosted window to the front.

Outside

To the front there is a driveway providing off road parking for two cars. To the rear there is a tiered garden with decked steps Home Office with light & power, an area of shingle, an area of lawn, further steps lead down to a decked area with garden shed, being enclosed by fencing.

Garage

17'6 x 9'1

Located in a nearby block with up & over door.

NB

Council tax band: C

