



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Cantelupe Road, TN40
Approximate Gross Internal Area = 109 sq m / 1170 sq ft (excludes store)

BURGESS & CO.
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22c Cantelupe Road, Bexhill-On-Sea, TN40 1HL

£385,000 Freehold



**** CHAIN FREE **** Burgess & Co and delighted to bring to the market this bright and spacious three storey town house. Ideally located being within walking distance of Bexhill Town centre with all its amenities, shopping facilities, restaurants main line railway station, sea front and the iconic De La Warr Pavillion. The property offers well proportioned accommodation and is arranged with a modern fitted kitchen/breakfast room, a cloakroom and occasional room to the ground floor, to the first floor is a bright and spacious lounge with feature Juliet balcony, and a double bedroom. To the second floor is the main bedroom with modern en-suite shower room, a further double bedroom and a modern family bathroom. Outside is private parking with an integral garage (currently part of it is used as an occasional room) and to the rear is a delightful garden with lawn area, patio area and raised flower bed borders. The property further benefits from double glazed windows, gas central heating and is very well presented throughout. Viewing is highly recommended to truly appreciate all that this property has to offer by the vendors sole agents.

Entrance Hall

Upvc Double glazed front door, large under stairs storage cupboard.

Internal Downstairs Cloakroom

Comprising low level wc, vanity unit with inset sink and cupboards under, extractor fan.

Kitchen/Breakfast Room

15'0 x 9'9
Comprising quartz effect worksurface to 3 sides, cupboard and drawers under, matching wall cupboards, inset sink unit, inset 4 ring gas hob with electric oven under and stainless steel extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, space for table and chairs, double glazed doors open onto rear garden.

Occasional Room/Integral Garage

Part of the integral garage and currently used as an occasional room, but would make an ideal office/study/children's play room or could be put back to a full garage if required.

First Floor Landing

Stairs from the ground floor with further stairs leading to second floor, window over looking front aspect.

Living Room

15'1 x 13'5
A lovely bright and spacious room, feature floor to ceiling picture windows and double glazed doors open onto a Juliet Balcony. Radiator,

Bedroom Two

12'3 x 8'3
Built in wardrobes with shelving and hanging space, radiator, and window to front aspect.

Second Floor Landing

Airing cupboard with wall mounted boiler and hot water tank.

Bedroom One

14'10 x 11'10
Window to rear aspect, radiator,

En-suite Shower Room

comprising walk in shower cubicle, low level wc, vanity unit with inset sink and cupboards under, part tiled walls, extractor fan.

Bedroom Three

11'7 x 8'9
Built in cupboards with shelving and hanging space, window over looking front aspect, radiator.

Family Bathroom

Comprising shower bath with glass shower screen, low level wc, pedestal washbasin, part tiled walls, extractor fan.

Outside

To the front is a driveway providing off road parking for 1 car leading to integrated garage with up and over door. NB part of the garage has been used as an occasional room and the remaining space is used for storage – although it could easily be put back to a full depth garage if required. To the rear is a delightful enclosed garden with feature circle lawned area, patio area, brick raised flower beds

with various plants and shrubs and rear gate giving secure access to Lionel Road and then down to the seafront.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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

