



BURGESS & CO. 2 Glebe Close, Bexhill-On-Sea, TN39 3UY
01424 222255

£300,000 Freehold



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****CHAIN FREE*** Burgess & Co are pleased to offer to the market this three bedroom mid-terraced house, situated in a sought after location being within close proximity to Little Common Village with its shops, restaurants, primary school & doctors surgery as well as Cooden train station. Bexhill Town Centre is within 3 miles providing further shops, restaurants, mainline railway station and seafront. The property is in need of updating and the accommodation comprises a porch, an entrance hall, a downstairs w.c, a fitted kitchen, an 18'3 living room and to the first floor there are two double bedrooms, a smaller third bedroom and a bathroom. Further benefits include gas central heating, double glazing, an enclosed rear garden and a garage located in a nearby block. Viewing recommended to fully appreciate the potential this property offers.

Porch

With fitted cupboard, double glazed window to the front, door to

Entrance Hall

With radiator, stairs to First Floor.

Downstairs W.C

Comprising low level w.c, wash hand basin, double glazed frosted window.

Kitchen

11'5 x 8'6

Comprising matching range of wall & base units, worksurfaces, inset sink unit with mixer tap, tiled splashbacks, inset gas hob with extractor hood over, integrated double oven, integrated fridge/freezer, inset ceiling spotlights, radiator, double glazed window to the front.

Living Room

18'3 x 15'4

With two radiators, fitted cupboard, two double glazed windows to the rear, double glazed door to the rear

garden.

First Floor Landing

With fitted cupboard.

Bedroom One

14'4 x 10'8

With radiator, double glazed window to the rear.

Bedroom Two

10'8 x 9'8

With radiator, double glazed window to the front.

Bedroom Three

7'7 x 7'1

With radiator, double glazed window to the rear.

Bathroom

7'1 x 6'5

Comprising panelled bath, wash hand basin, low level w.c, radiator, double glazed frosted window to the front.

Outside

To the rear there is a block paved patio area, an area of lawn, flowerbed borders housing mature plants, shrubs & bushes, a timber shed and is enclosed by fencing.

Garage

There is a garage located in a nearby block with up & over door.

NB

Council tax band: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

