



BURGESS & CO.
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32 Downlands Avenue, Bexhill-On-Sea, TN39 3PL

Offers In Excess Of
£350,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright, spacious & charming four bedroom semi detached house, located in a quiet & sought after area of Collington being within a mile of Bexhill Town Centre with its range of amenities, shops, restaurants, mainline railway station and seafront. There are also convenience shops within walking distance at the nearby Collington Mansions as well as Collington train station. The property is presented in a good decorative order and the accommodation comprises an entrance hall, a downstairs cloakroom, a living room, a fitted kitchen/diner and a family room. To the first floor there are four bedrooms and a fitted family bathroom. Further benefits include gas central heating, double glazing and to the outside there is a block paved driveway to the front and a delightful enclosed rear garden. Viewing is considered essential to fully appreciate not only the location, but all this property has to offer.

Entrance Hall

With radiator, understairs storage cupboard, stairs to First Floor.

Downstairs Cloakroom

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

Living Room

13'1 x 11'9
With radiator, fitted wood burner, fitted shelves, storage cupboard, double glazed bay window with fitted blinds to the front.

Kitchen/Diner

18'4 x 11'4
Comprising range of wall & base units, worksurface, inset sink unit, electric hob with extractor hood over, fitted oven, space for standing fridge/freezer, space for appliances, radiator, Glow-worm boiler, double glazed frosted window & door to the side. Opening to

Family Room

18'4 x 11'3
With radiator, laminate flooring, serving hatch, double glazed windows with fitted blinds to the rear, double glazed sliding door to the garden.

First Floor Landing

With radiator, fitted cupboard, airing cupboard, access to loft

being insulated & partly boarded, double glazed frosted window.

Bedroom One

11'0 x 11'0
With radiator, double glazed window with fitted blind to the front.

Bedroom Two

16'5 x 7'3
With radiator, fitted cupboard, double glazed window to the rear.

Bedroom Three

13'5 x 9'6
With radiator, double glazed window to the rear.

Bedroom Four

8'1 x 6'6
With radiator, double glazed window to the side.

Bathroom

6'4 x 5'6
Comprising bath with shower over, low level w.c, pedestal wash hand basin with storage unit, heated towel radiator, tiled floor, double glazed frosted window to the front.

Outside

To the front there is a block paved driveway providing off road

parking and a woodchip flowerbed housing mature shrubs & hedges. To the rear there is a paved patio area, an area of lawn, mature hedges, a paved pathway, a timber shed, gated side access and the garden is enclosed by fencing with gate leading to the land behind.

NB

Council tax band: C

Energy Efficiency Rating

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