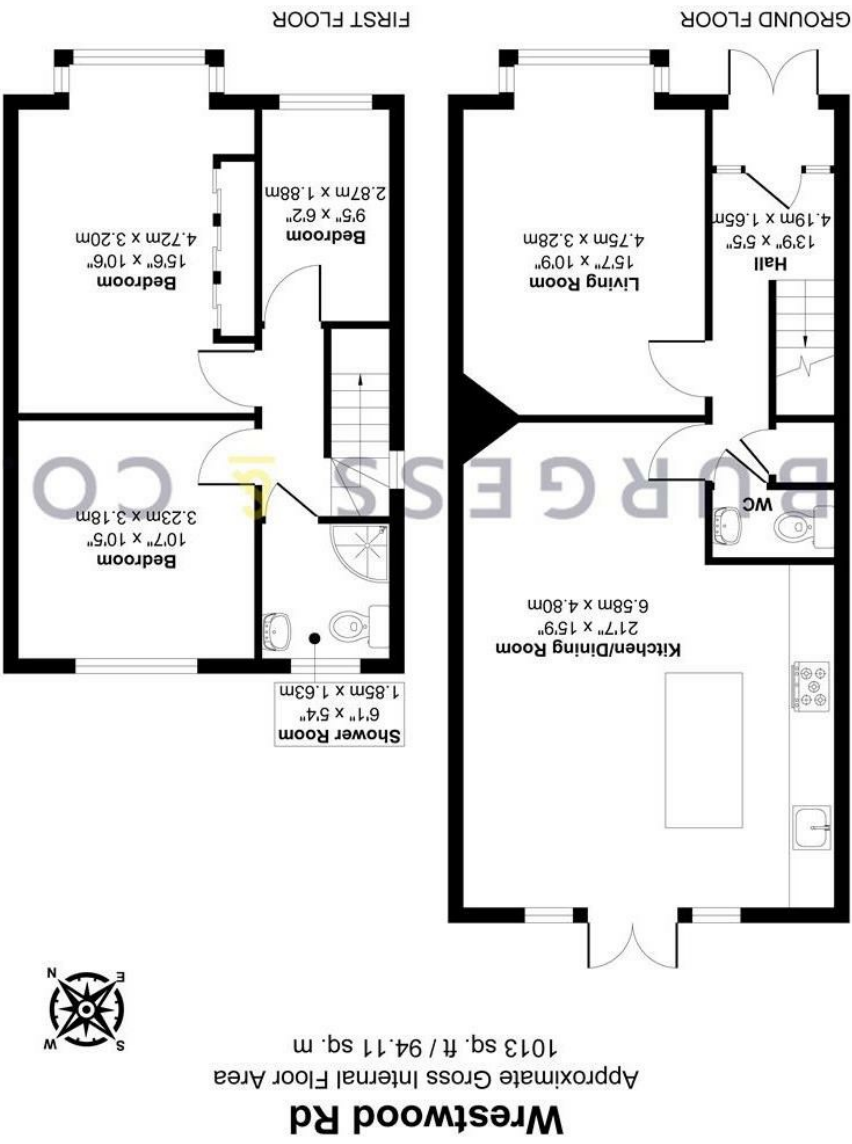




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BURGESS & CO.
01424 222255

15 Wrestwood Road, Bexhill-On-Sea, TN40 2LJ

Offers Over
£300,000 Freehold



Burgess & Co are delighted to bring to the market this extended three bedroom semi detached house, ideally located within half a mile of shopping facilities, bus services and schools. Bexhill Town Centre is within two miles providing with further shopping facilities, restaurants, mainline railway station, seafront and the iconic De La Warr Pavilion. Ravenside Retail Park is also within close proximity with shopping options as well as a leisure centre. The property enjoys a set back position and the accommodation comprises an entrance hall, an open plan kitchen/dining room, a living room and a downstairs cloakroom. To the first floor there are three bedrooms and a fitted family bathroom. Further benefits include gas central heating, double glazing and to the outside there are well maintained front and rear gardens. Viewing is highly recommended to fully appreciate all the property has to offer by vendors sole agents.

Porch

With door to

Entrance Hall

13'9 x 5'5

With radiator, stairs to First Floor, understairs storage cupboard housing consumer unit, electric meter, gas meter, Worcester boiler, double glazed frosted window to the side.

Downstairs W.C

Comprising low level w.c, vanity unit with inset basin, extractor fan.

Living Room

15'7 x 10'9

With radiator, feature fireplace with marble hearth, double glazed box bay window to the front.

Kitchen/Diner

21'7 x 15'9

Comprising matching range of wall & base units, oak worksurfaces, inset sink unit, space for appliances to include dishwasher, washing machine, fridge & freezer, inset 5 ring gas hob, fitted eye level double oven, central island, wood burner, space for table & chairs, two vertical radiators, LED spotlights, double glazed window & door to the rear garden.

First Floor Landing

With hatch to loft being insulated & partly boarded, double glazed window to the side.

Bedroom One

15'6 x 10'6

With radiator, double glazed window to the rear.

Bedroom Two

10'7 x 10'5

With radiator, fitted wardrobe with mirrored doors, fitted cupboards & bedside tables, double glazed box bay window to the front.

Bedroom Three

9'5 x 6'2

With radiator, double glazed window to the front.

Shower Room

6'1 x 5'4

Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, tiled walls, chrome heated towel radiator, double glazed frosted window to the rear.

Outside

To the front there is an area of lawn, flowerbeds housing mature shrubs and a patio pathway to the entrance. To the rear there is a patio area, an area of lawn, flowerbeds housing

mature shrubs, a timber shed with power, a further shed, pathway, being enclosed by fencing and gated side access.

NB

Council tax band: C

