

BURGESS & CO. 25 Ian Close, Bexhill-On-Sea, TN40 2RL
01424 222255

Offers Over
£240,000 Freehold



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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 (2.57m x 2.36m)

With radiator, fitted cupboard, laminate flooring.

Living/Dining Room

15'5 x 13'2 (4.70m x 4.01m)

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 (2.57m x 2.29m)

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 (3.48m x 2.97m)

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

Bedroom Two

10'3 x 9'5 (3.12m x 2.87m)

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

Bedroom Three

6'8 x 5'9 (2.03m x 1.75m)

With radiator, double glazed window to the rear.

Bathroom

7'2 x 5'5 (2.18m x 1.65m)

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

Located in a nearby block with up & over door.

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	





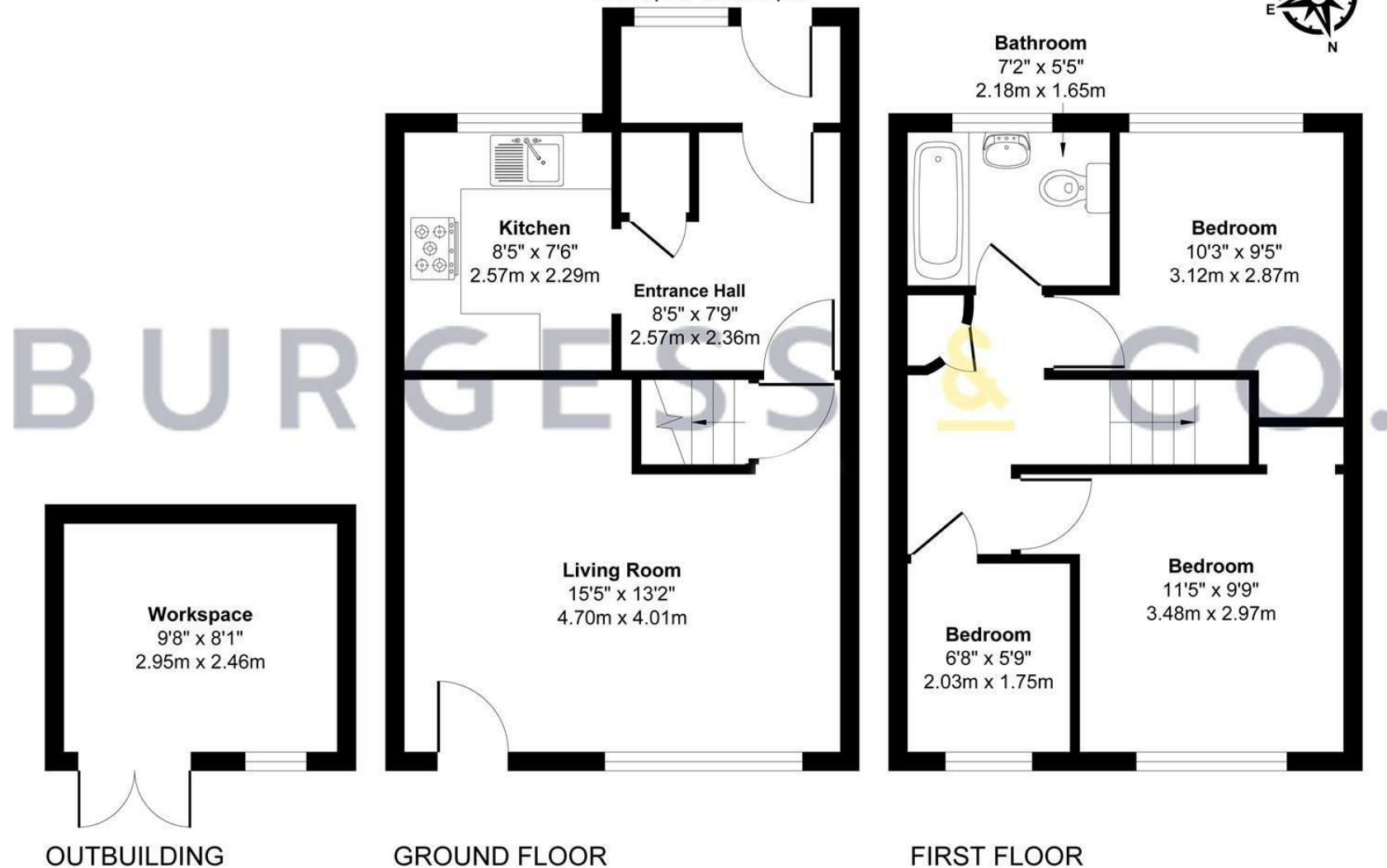






Ian Close

Approximate Gross Internal Floor Area
782 sq. ft / 72.65 sq. m



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