

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

Offers Over  
£240,000 Freehold



**BURGESS & CO.**

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.

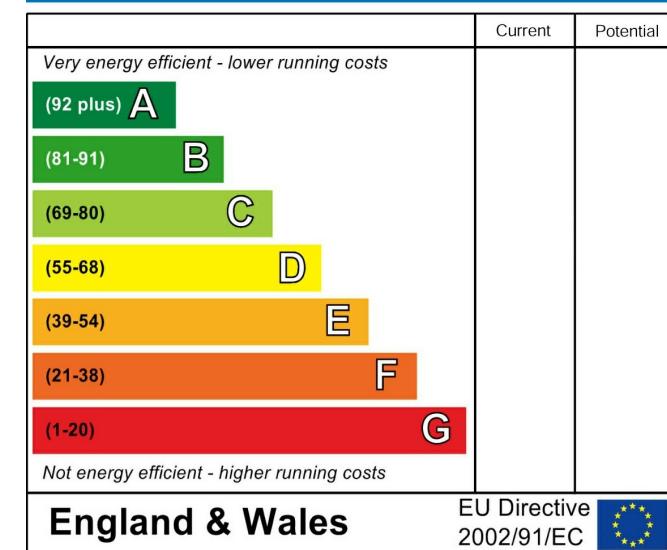
#### Garage

Located in a nearby block with up & over door.

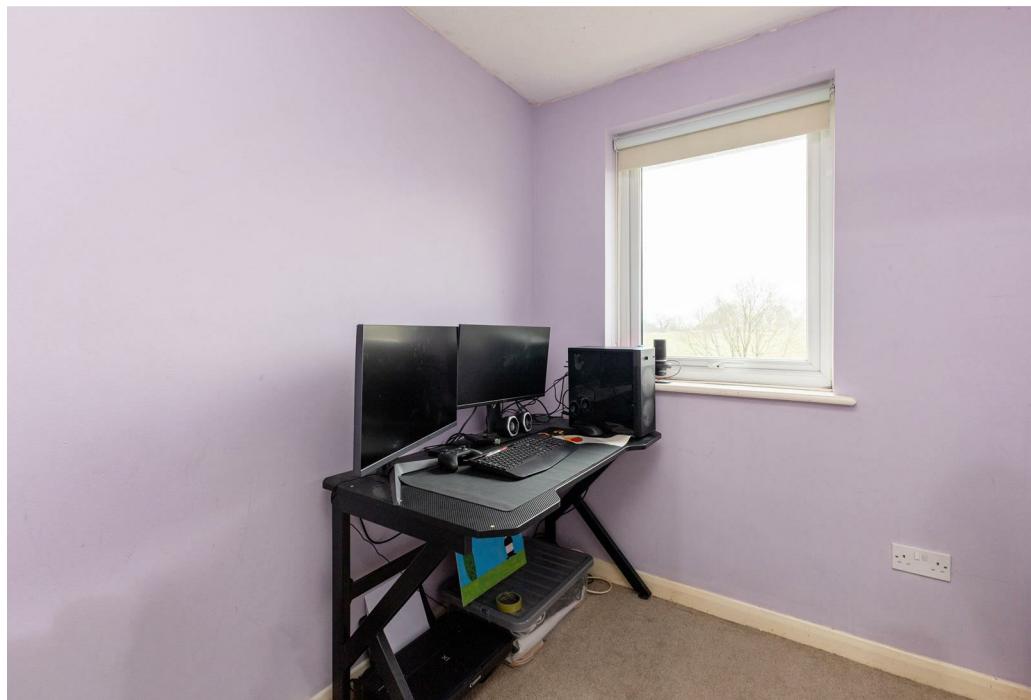
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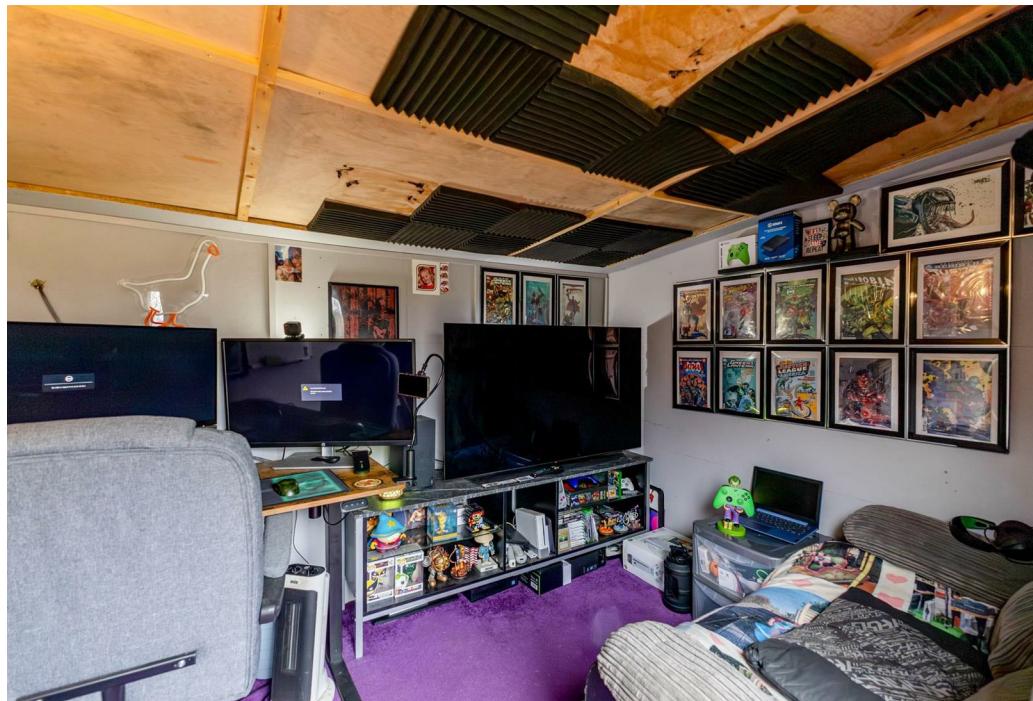
Council tax band: C

#### Energy Efficiency Rating













# Ian Close

Approximate Gross Internal Floor Area

782 sq. ft / 72.65 sq. m



OUTBUILDING

GROUND FLOOR

FIRST FLOOR

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INFO@BURGESSANDCO.CO.UK  
WWW.BURGESSANDCO.CO.UK

BEXHILL OFFICE  
3 DEVONSHIRE SQUARE  
BEXHILL-ON-SEA  
EAST SUSSEX  
TN40 1AB  
01424 222 255

