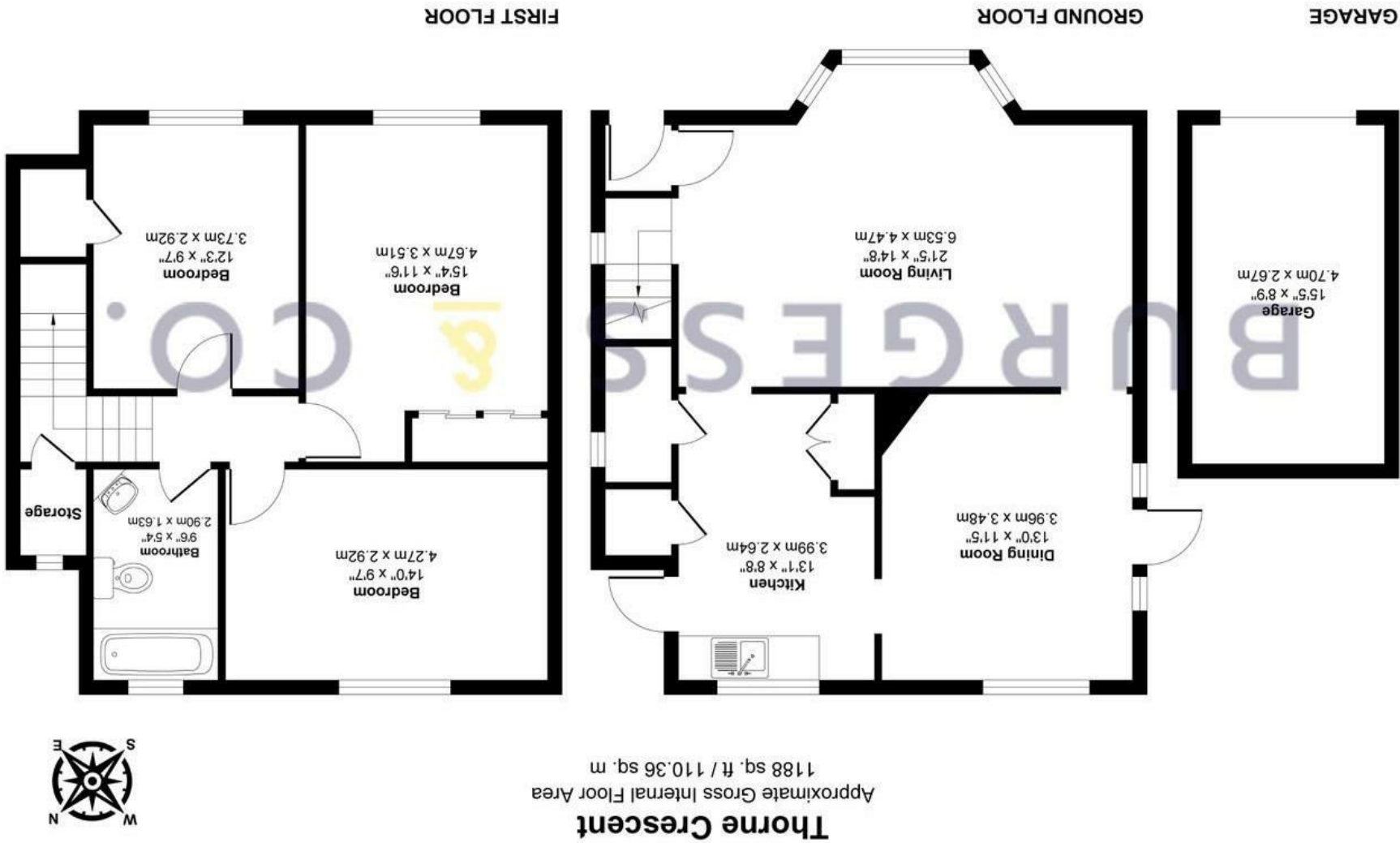




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BURGESS & CO. 8 Thorne Crescent, Bexhill-On-Sea, TN39 5JH
01424 222255

£440,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market an opportunity to acquire this three bedroom detached family home in need of modernisation throughout. Situated in a quiet semi rural Cul-de-Sac on the outskirts of Bexhill being close to Ninfield Village and Bexhill Town Centre is within three miles providing an array of shopping facilities, restaurants, mainline railway station and the seafront. The property is also within the Claverham Community College & St Richards School catchment area. The accommodation comprises an entrance hall, a living room, a fitted kitchen, a separate dining room to the ground floor and to the first floor there are three double bedrooms and a family bathroom. Benefits include double glazing and electric heating. To the outside there is ample off road parking, a detached garage, a front garden and a particular feature is the extensive WEST facing rear garden. Viewing is recommended to fully appreciate the scope and size of this family property.

Entrance Lobby

With wooden door to

Living Room

21'5 x 14'8

With electric heater, feature open fireplace, stairs to first floor, double glazed bay window to the front. Opening to

Dining Room

13'0 x 11'5

With electric heater, wooden flooring, double glazed window to the rear, two double glazed windows & double glazed door to the side.

Kitchen

13'1 x 8'8

Comprising base units, worksurface, inset stainless steel sink unit, space for cooker, space for appliances, fitted cupboard, pantry cupboard, understairs storage cupboard, double glazed window to the rear, double glazed door to the side.

First Floor Landing

With airing cupboard, access to loft being insulated & partly boarded, double glazed window to the side.

Bedroom One

15'4 x 11'6

With electric heater, fitted wardrobes, double glazed window to the front.

Bedroom Two

14'0 x 9'7

With electric heater, access to eaves storage, double glazed window to the front.

Bedroom Three

12'3 x 9'7

With electric heater, double glazed window to the rear.

Bathroom

9'6 x 5'4

Comprising bath with electric shower over, low level w.c, vanity unit with inset wash hand basin, vanity mirror, electric towel radiator, double glazed frosted window.

Garage

15'5 x 8'9

With wooden doors.

Outside

To the front there is an area of lawn, flowerbeds housing mature plants & shrubs, a driveway providing off road parking and gated access leading to a set back garage. To the rear there is an extensive garden being mainly laid to lawn with mature shrubs & hedges, an oak tree, a septic tank and the garden is enclosed by fencing.

NB

Council tax band: D

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

