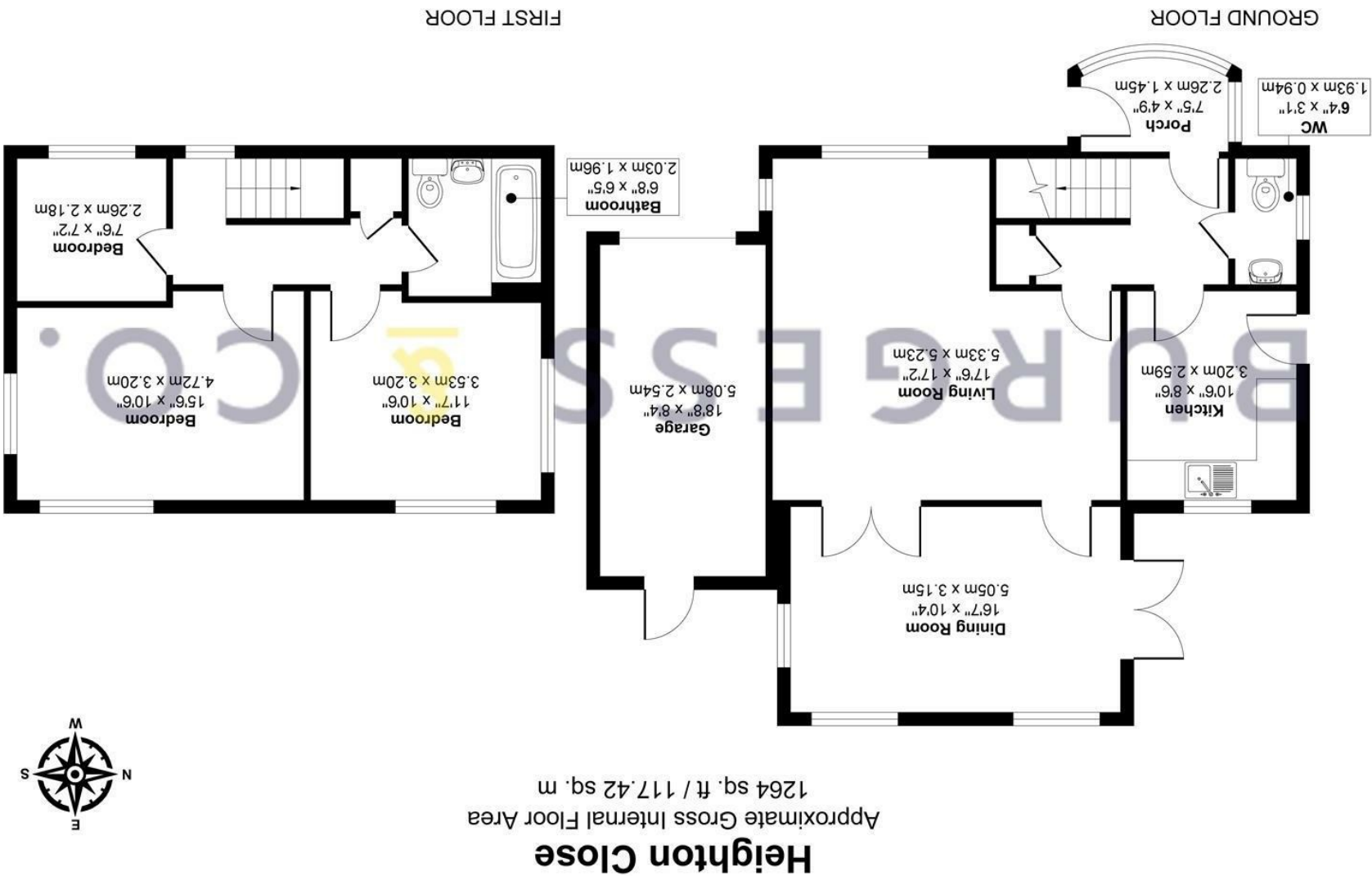


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BURGESS & CO.  
01424 222255

16 Heighton Close, Bexhill-On-Sea, TN39 3UP

£425,000 Freehold





**Porch**  
7'5 x 4'9  
Being double glazed with tiled floor, double glazed door to

**Entrance Hall**  
With parquet flooring, radiator, large storage cupboard with gas meter, stairs to First Floor.

**Downstairs W.C**  
6'4 x 3'1  
Comprising low level w.c, vanity unit with wash hand basin, tiled walls, radiator, double glazed window to the side.

**Living Room**  
17'6 x 17'2  
With radiator, parquet flooring, double glazed porthole window to the side, double glazed bay window to the front. Wooden doors to

**Dining Room**  
16'7 x 10'4  
With two radiators, three double glazed windows, double glazed doors to the rear garden.

**Kitchen**  
10'6 x 8'6  
Comprising wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, space for standing fridge/freezer, space for washing machine, space for free standing cooker, hatch to dining room, radiator, breakfast bar, Worcester boiler, thermostat, double glazed window to the rear, double glazed door to the garden.

**First Floor Landing**  
13'0 x 5'8  
With radiator, hatch to loft, airing cupboard housing cylinder, double glazed window to the front.

**Bedroom One**  
15'6 x 10'6  
With radiator, dual aspect with double glazed window to the side & rear with distant sea views.

**Bedroom Two**  
11'7 x 10'6  
With radiator, dual aspect with double glazed window to the side & rear.

**Bedroom Three**  
7'6 x 7'2  
With radiator, double glazed window to the front.

**Bathroom**  
6'8 x 6'5  
Comprising bath, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed frosted window to the front.

**Outside**  
To the front there is a driveway providing parking and leading to a single attached garage, an area of hardstanding providing further parking. To the rear, there is an enclosed garden, being mainly laid to lawn and is enclosed by fencing.

**Garage**  
18'8 x 8'4  
With up & over door, personal door to the rear.

NB  
Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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

