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BURGESS & CO.

81 Reginald Road, Bexhill-On-Sea, TN39 3PQ

£299,950 Freehold

01424 222255

Reginald Road, TN39

Approximate Gross Internal Area = 167.6 sq m / 1805 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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CHAIN FREE Burgess & Co are delighted to present to the market this substantial mid-terraced period house, offering deceptively spacious accommodation with excellent potential to update and modernise throughout. This attractive property is ideally situated within walking distance of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, bus services and seafront with iconic De La Warr Pavilion. The spacious accommodation is arranged over several floors and comprises an entrance hall, a living room, a dining room to the ground floor, steps lead down to a kitchen, a breakfast/sun room, a cloakroom and access to a cellar. To the half landing there is a double bedroom, to the first floor there are two double bedrooms and to the second floor there is a further bedroom as well as a family shower room. The property retains many original features and also benefits from double glazing, gas central heating, a cellar, and a low maintenance south-west facing rear garden. Viewing is highly recommended by vendors sole agents to truly appreciate all the charm and character this wonderful property has to offer.

Entrance Hall
With radiator, stairs up & down.

Living Room
12'9 x 12'2
With radiator, feature fireplace, exposed wooden flooring, double glazed window to the front.

Dining Room/Bedroom
12'7 x 10'0
With radiator, pedestal wash hand basin, exposed wooden flooring, double glazed window to the rear.

Lower Level
Stairs lead down to

Kitchen
13'11 x 10'0
Comprising base & drawer units, worksurfaces, inset sink unit, tiled splashbacks, Range style cooker, wall mounted boiler, door to Cellar, two double glazed windows to the side. Door to

Breakfast/Sun Room
10'0 x 9'0
With double glazed windows, double glazed door to the rear garden. Door to

Cloakroom
10'0 x 9'0
Comprising low level w.c, wash hand basin, double glazed frosted window.

Half Landing

Bedroom Three
13'6 x 10'0
With radiator, fitted cupboard, wash hand basin, double glazed window to the rear.

First Floor Landing
With radiator, stairs to Second Floor.

Bedroom One
16'1 x 13'0
With two radiators, fitted cupboards, exposed wooden flooring, double glazed bay window to the front.

Bedorom Two
12'10 x 9'11
With radiator, wash hand basin, exposed wooden flooring, fitted cupboard, double glazed window to the rear.

Second Floor

Bedroom Four
10'8 x 10'0
With radiator, wash hand basin, double glazed window to the rear.

Shower Room
6'0 x 5'7
Comprising shower cubicle, pedestal wash hand basin, low level w.c, radiator, two double glazed frosted windows to the side.

Cellar

Outside
To the rear there is a paved patio garden being enclosed by fencing & walling.

NB
Council tax band: B





















