22 St. Francis Chase, Bexhill-On-Sea, East Sussex TN39 4HZ

Offers In Excess Of £435,000 Freehold

An extremely well presented four bedroom detached family house which has been refurbished to an excellent standard throughout by the current vendors and offering bright and spacious accommodation throughout, the property comprises bay fronted living room, separate dining room, modern fitted kitchen, downstairs cloakroom, conservatory and utility room. To the first floor the property boasts four bedrooms with the main benefiting from an en-suite with additional family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts extensive off road parking, garage and private rear garden. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.

Entrance Porch
Entrance door, space for shoes and coats.

Entrance Hallway
Obscured glass panelled entrance door, radiator, stairs leading to the first floor, understairs storage cupboard.

Cloakroom/WC
Wc with low level flush, vanity unit, wash hand basin and mixer tap, chrome heated towel rail, obscured double glazed window to the front elevation.

Living Room
19'6 x 11'4 (5.94m x 3.45m)
Double glazed bay window to the front elevation, double radiator, double doors leading to:

Dining Room
12'1 x 9'3 (3.68m x 2.82m)
Double glazed French doors giving access into the conservatory, radiator, door through to kitchen.

Conservatory
10'9 x 8'11 (3.28m x 2.72m)
Upvc construction overlooking and providing access to the rear garden.

Kitchen
17'1 x 11'8 (5.21m x 3.56m)
Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half sink with drainer and mixer tap, four ring electric hob with extractor canopy above, integrated electric oven and grill, space for free standing fridge and freezer, space and plumbing for washing machine, tumble dryer and dishwasher, radiator with additional chrome heated towel rail, double glazed windows to the rear elevation overlooking the rear garden, tiled splashbacks, door leading through to the garage, additional door leading to:

Utility Room
8'5 x 6'6 (2.57m x 1.98m)
Upvc construction, base level units and laminate straight edge worktop surfaces, space for under counter fridge or freezer, door leading to rear garden.

First Floor

Landing
Window to the side elevation, access to loft space via loft hatch, airing cupboard housing the hot water cylinder with slatted shelving.

Bedroom One
12'2 x 11'8 (3.71m x 3.56m)
Double glazed windows to the rear elevation overlooking the rear garden, radiator.

En-Suite
With suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome mixer tap and additional chrome shower over bath, heated towel rail and tiled walls, skylight.

Bedroom Two
9'10 x 9'9 (3.00m x 2.97m)
Double glazed window to the front elevation, radiator.

Bedroom Three
9'10 x 7'6 (3.00m x 2.29m)
Double glazed window to the front elevation, radiator.

Bedroom Four
8'6 x 6'6 (2.59m x 1.98m)
Double glazed window to the rear elevation overlooking the rear garden, radiator.

Bathroom
Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome mixer tap and additional shower over bath, obscure double glazed window to the side elevation, chrome heated towel rail.

Outside

Front Garden
Driveway providing off road parking and shingle features.

Off Road Parking
To the front of the property providing parking for up to four vehicles.

Integral Garage

Rear Garden
Mainly laid to lawn, beautifully established and maintained by the current vendors, patio area suitable for alfresco dining, flower beds to the side, enclosed via fencing offering privacy and seclusion, side access is available.

Agents Note
Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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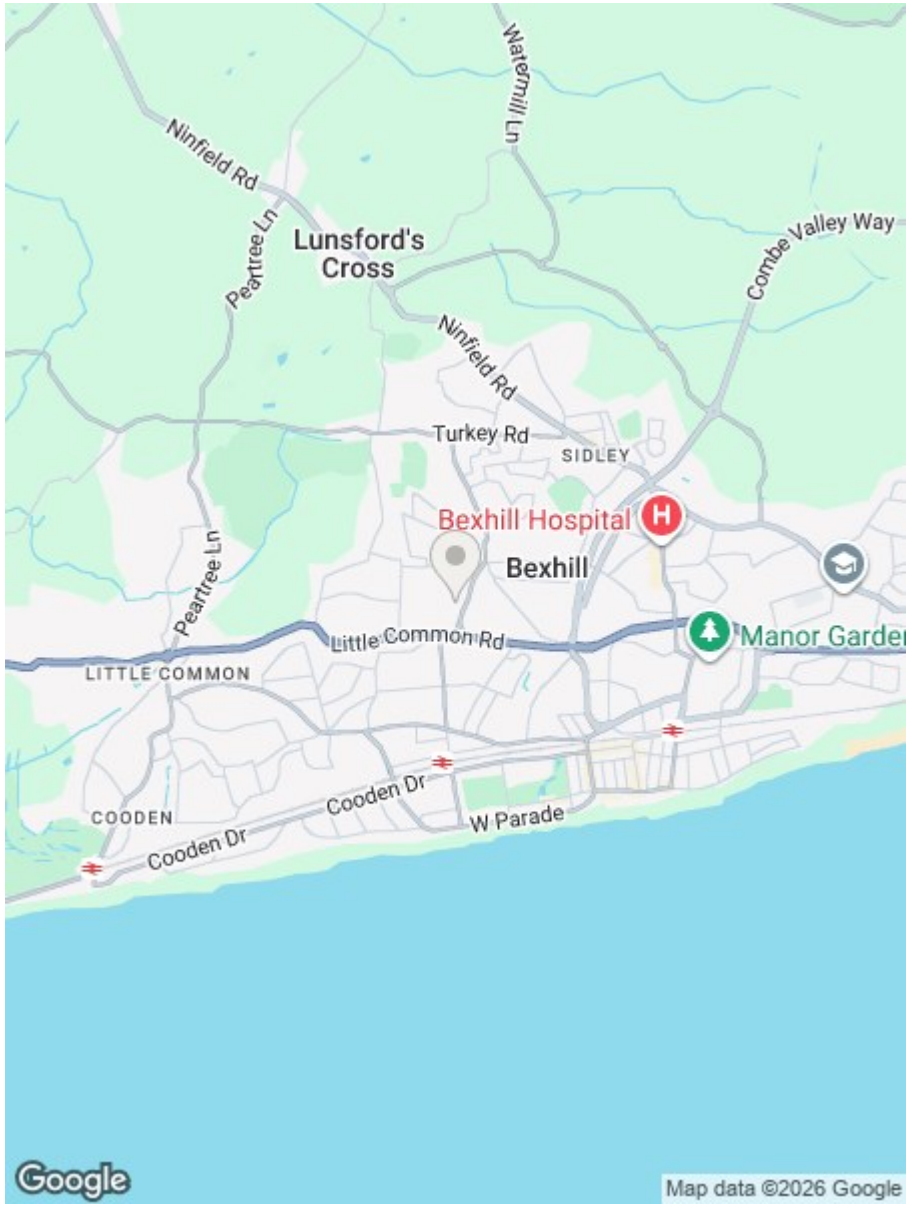

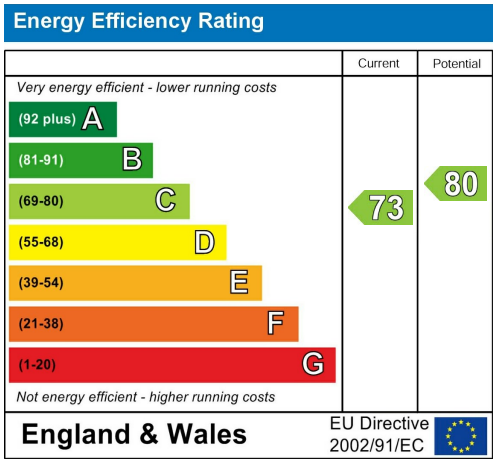

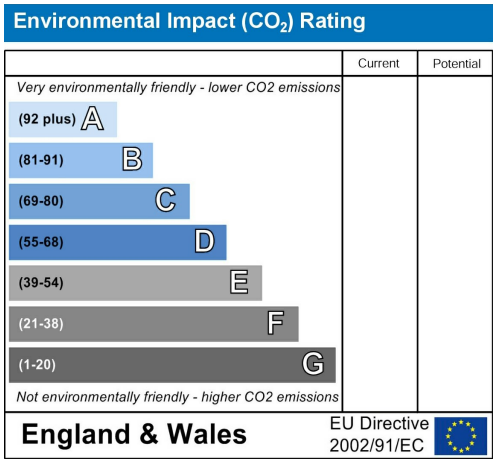

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