48 Hornbeam Avenue, Bexhill-On-Sea, East Sussex TN39 5JT
£479,000

A well presented four bedroom detached house, situated in the sought after residential location in Bexhill. Offering bright and spacious accommodation throughout the property comprises living room, separate dining room, extension large orangery, kitchen/breakfast room, downstairs cloakroom, utility room, four double bedrooms, with the main bedroom benefitting from en-suite and family bathroom. Other internal benefits include gas central heating to radiators ad double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, garage and private rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band E.

Entrance Hallway
With obscured glass panelled entrance door, radiator, stairs leading to the first floor.

Cloakroom

Kitchen/Breakfast Room
14'11" x 13'11" (4.55 x 4.26)
Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, four ring gas hob with extractor canopy above, integrated electric oven and grill, space for freestanding American style fridge/freezer, breakfast bar, space and plumbing for dishwasher, window to the rear elevation, double radiator.

Utility Room
11'1" x 6'6" (3.39 x 2.00)
Base level units, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, gas central heating and domestic hot water boiler. Door leading to garage.

Dining Room
12'5" x 9'10" (3.79 x 3.00)
Glass panelled sliding door leading to conservatory, double doors leading to living room, radiator.

Orangery
20'2" x 12'4" (6.16 x 3.78)
Windows overlook the rear garden, underfloor heating, tiled floor.

Living Room
16'4" x 12'0" (5.00 x 3.66)
Window to the front elevation, radiator, double doors leading to the dining room.

Downstairs WC
Suite comprising wc with low level flush, wash hand basin with hot and cold tap, obscured window to the front elevation, radiator.

First Floor Landing
Access to loft space via loft hatch.

Bedroom One
12'8" x 11'5" (3.87 x 3.48)
Windows to the front elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

En-Suite
Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, radiator, obscured glass window to the side elevation. .

Bedroom Two
10'10" x 10'3" (3.31 x 3.13)
Window to the rear elevation, built in wardrobe cupboards with hanging space and shelving.

Bedroom Three
11'4" x 10'3" (3.46 x 3.13)
Double glazed windows to the rear elevation, radiator.

Bedroom Four
8'11" x 7'7" (2.72 x 2.32)
Window to the front elevation, radiator.

Bathroom
Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls, additional hand shower attachment, obscured glass window to the side elevation.

Outside

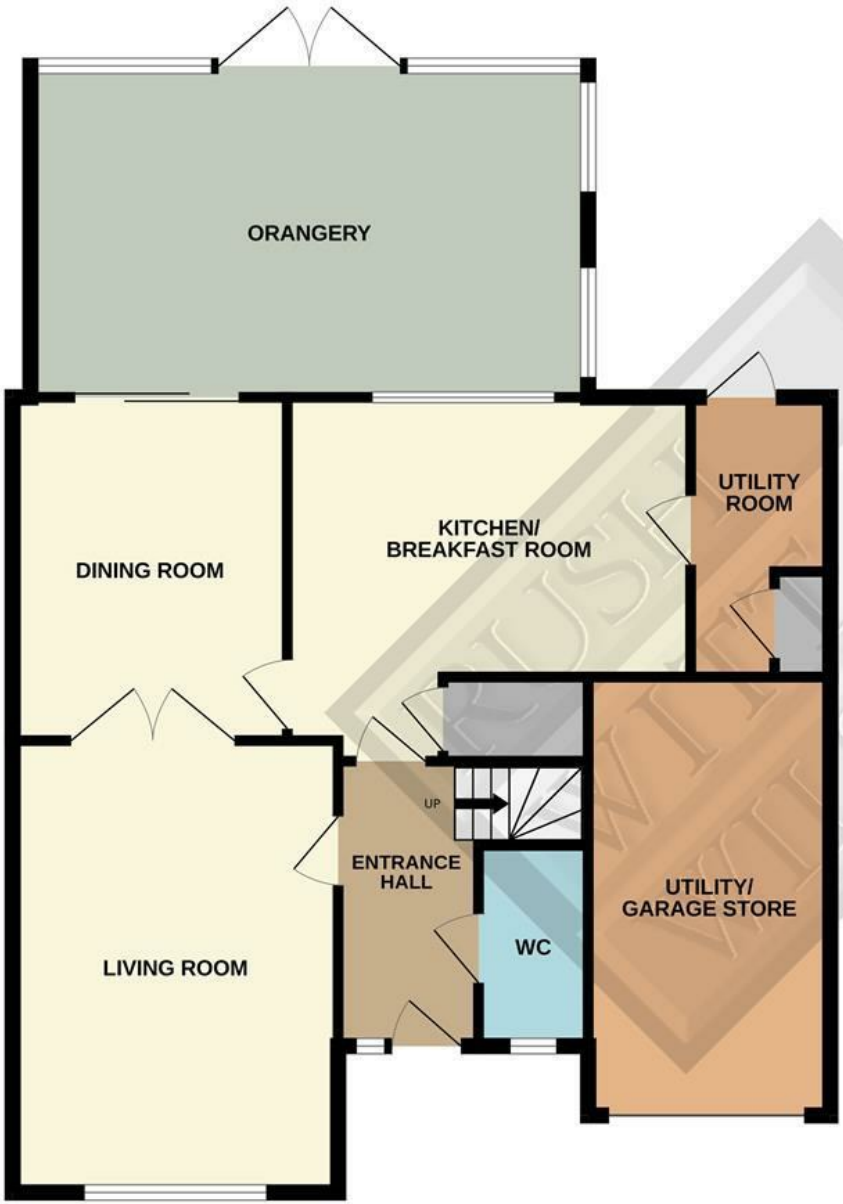
Front Garden
Large driveway providing off road parking for multiple vehicles, area of front garden with trees and shrubs of various kinds.

Garage
Currently being used as a utility room but could be converted back if needed, with up and over door.

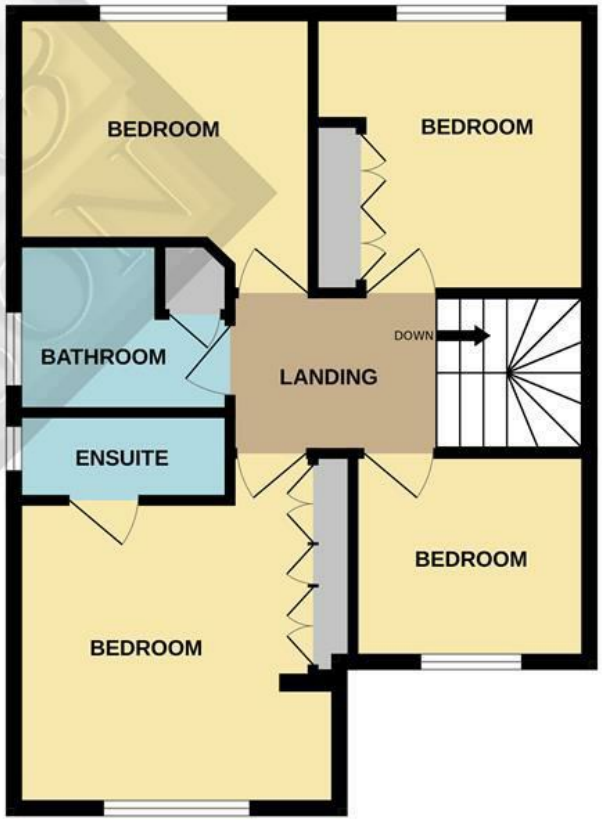
Rear Garden
Laid with paving slabs and artificial grass, enclosed to all sides.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 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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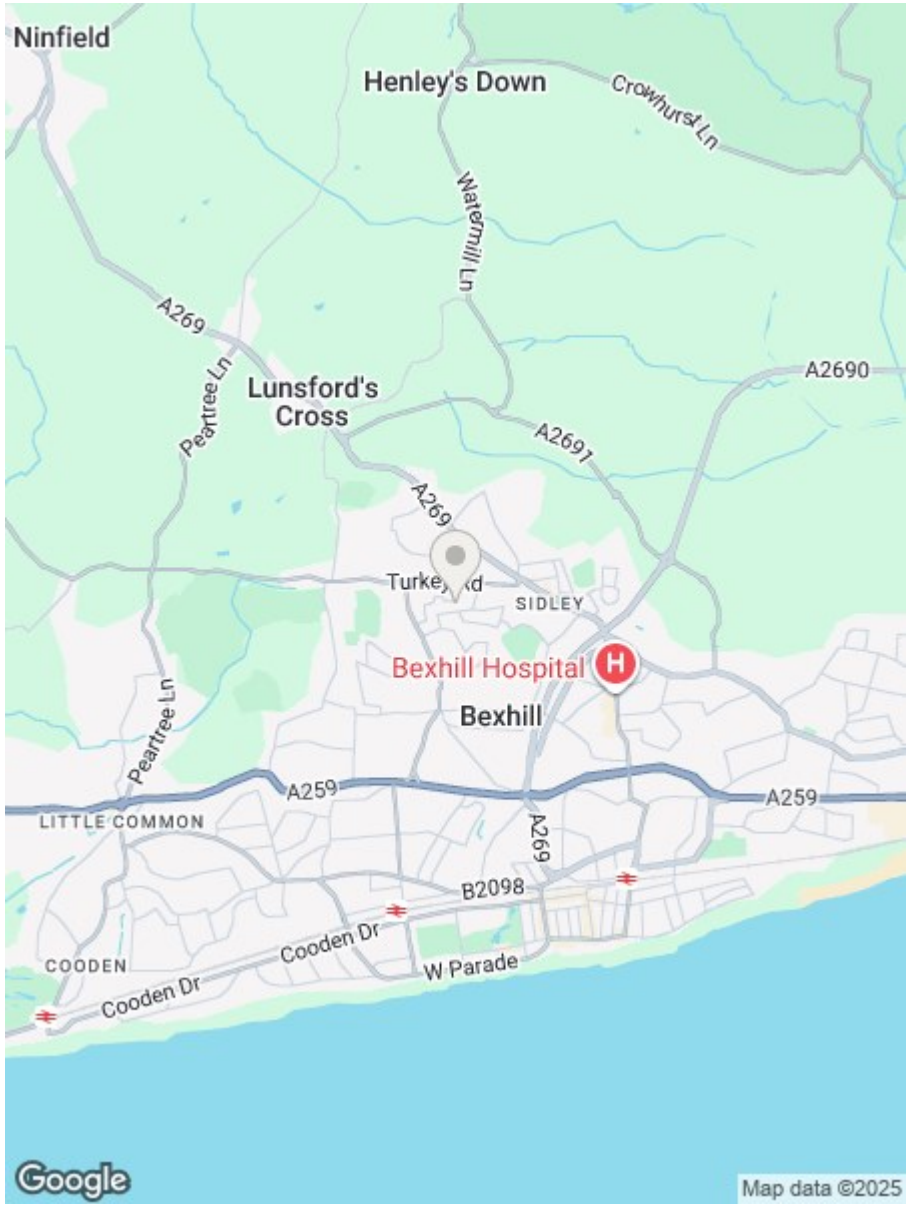

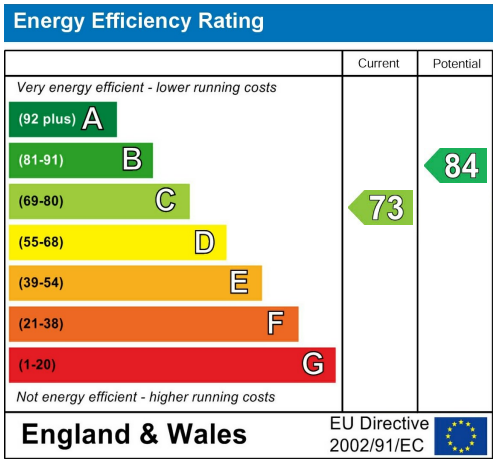

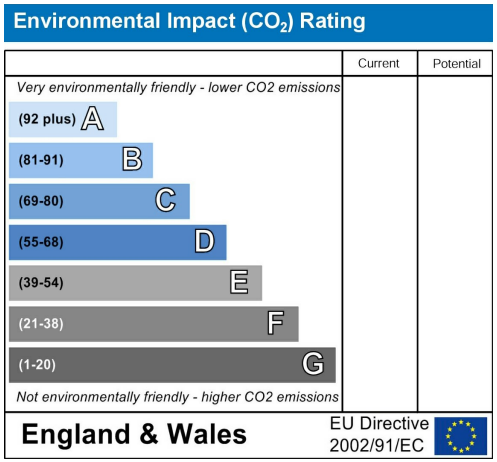

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