9 Blackfields Avenue, Bexhill-On-Sea, East Sussex TN39 4JL
£425,000

A split level 'Larkin' built chalet bungalow with three bedrooms, well presented throughout, over sized garage with electrically operated up and over door, gas central heating system, double glazed window and doors, new carpet throughout, kitchen/breakfast room, two bathrooms, private front and westerly rear garden, off road parking, VACANT POSSESSION. Viewing comes highly recommended by RWW Bexhill. Council Tax Band E.

Entrance Hall
With entrance door, window to the front elevation, door through to integral garage, under stairs storage cupboard, two double radiators.

Cloakroom
WC with low level flush, wall mounted wash hand basin, tiled walls, obscured glass window to the front elevation.

Living Room
25'10" x 14'0" (7.88 x 4.28)
Window to the rear elevation, two double radiators, further window to the side, French doors lead out onto patio, tiled fireplace.

Kitchen/Breakfast Room
11'1" x 11'11" (3.38 x 3.65)
Window to the front elevation, door to side, fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, electric hob, integrated oven and grill, extractor canopy and light, two and half bowl sink unit with mixer tap, double radiator, tiled walls, built in larder cupboards.

Bedroom One
16'2" x 11'5" (4.94 x 3.50)
Window to the rear elevation, double radiator, built in wardrobe cupboards.

Bedroom Two
13'3" x 12'0" (4.04 x 3.67)
Windows to the rear and side elevations, double radiator, built in wardrobe cupboards, dressing table.

En-Suite
Comprising walk in shower unit with roller doors, shower controls and showerhead, wc with low level flush, heated chrome towel rail, two obscure windows overlook the front elevation, tiled walls.

First Floor Landing
Doors through to the eaves storage space.

Bedroom Three
12'5" x 15'3" (3.81 x 4.66)
Window to the rear elevation, double radiator, inset wash hand basin, vanity unit with cupboards, wardrobe cupboards.

Shower Room
WC with low level flush, inset wash hand basin with vanity unit beneath, tiled walls, shower cubicle with shower controls and showerhead.

Outside

Front Garden
Landscaped with low maintenance in mind, with various tired patio areas, well stocked with shrubs, side access is available to the rear garden, off road parking.

Rear Garden
Westerly aspect, mainly laid to lawn with mature shrubbery, plants and trees offering privacy and seclusion, timber framed shed, large patio area for alfresco dining, enclosed with fencing to all sides offering privacy and seclusion.

Integral Garage
23'3" x 12'6" (7.10 x 3.82)
With electrically operated up and over door. Windows to the side elevation, personal door to side, door to additional storage room, twin stainless steel sink unit with taps.

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
1012 sq.ft. (94.0 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.

2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.

TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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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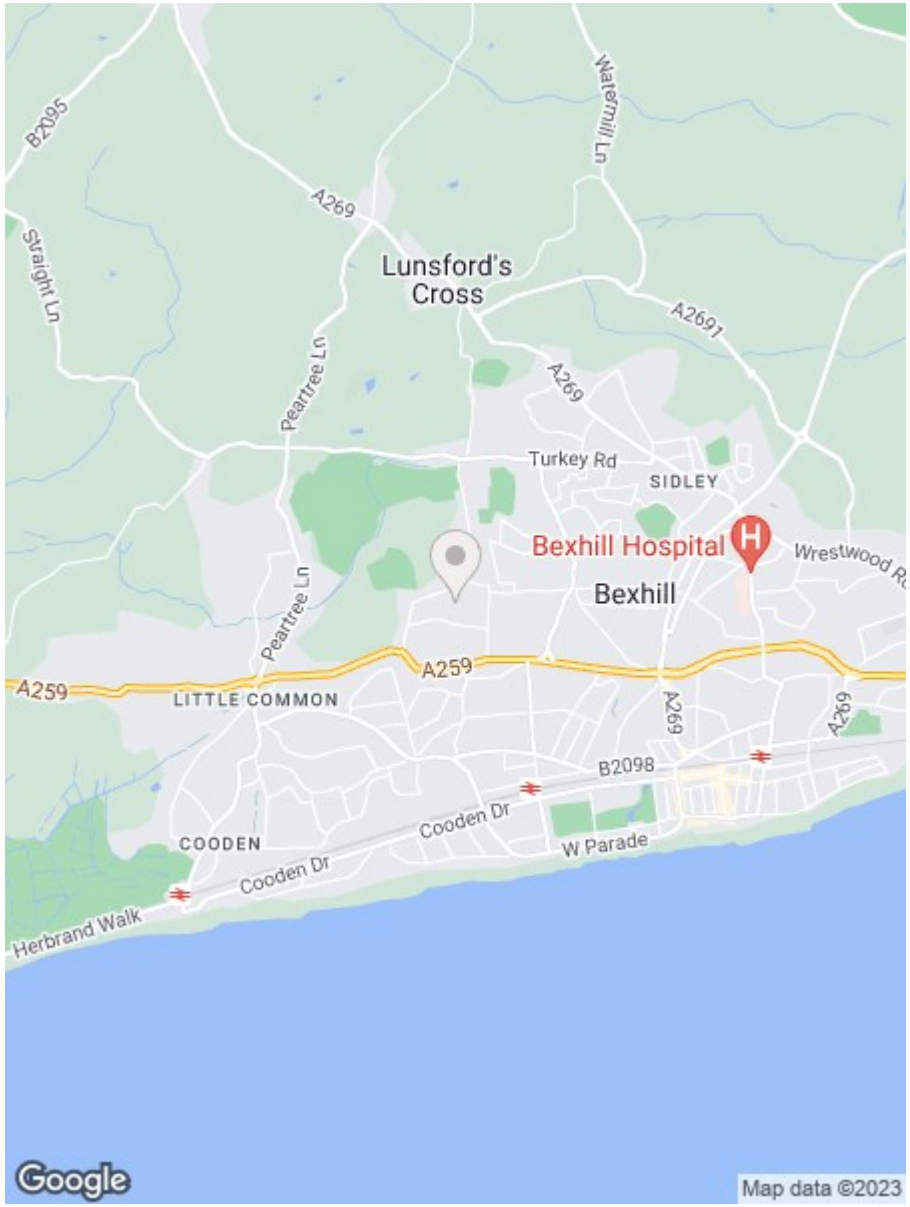

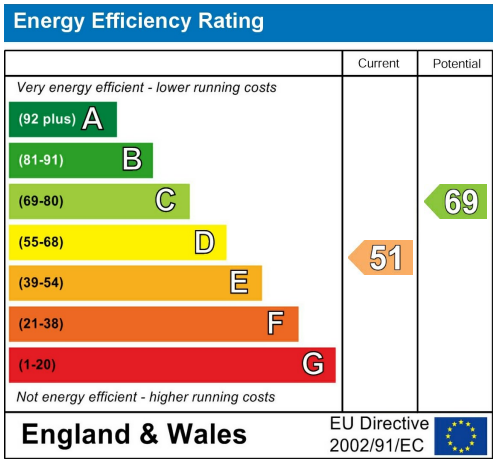

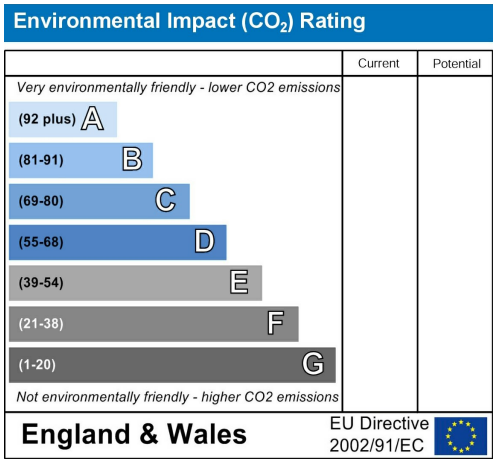

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