39 North Road, Bexhill-On-Sea, East Sussex TN39 5BJ
£217,500

A spacious three bedroom mid terrace Victorian house, gas central heating system, double glazed windows and doors, private front and rear gardens, two reception rooms, no onward chain, viewing comes highly recommended by RWW sole agents.

Entrance Hall
With entrance door, half height cladding, laminate wood flooring.

Living Room
13'10 x 11'5 (4.22m x 3.48m)
Bay window to the front elevation, double radiator, feature fireplace.

Dining Room
12' x 11'3 (3.66m x 3.43m)
Window to the rear elevation, double radiator, laminate wood flooring, under stairs storage.

Kitchen
13'7 x9'6 (4.14m x2.90m)
Windows to both rear and side elevations, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with taps, plumbing for washing machine, space for dishwasher, wall mounted gas central heating and domestic hot water boiler, door to side, space for Range Master style cooker, extractor canopy and light, space for fridge/freezer, partly tiled walls.

First Floor Landing
Access to roof space.

Bedroom One
12'8 x 14' (3.86m x 4.27m)
Bay window to the front elevation, single radiator, fitted wardrobe cupboards.

Bedroom Two
11'3 x 7'9 (3.43m x 2.36m)
Window to the rear elevation, fitted wardrobe cupboards, shelving, single radiator.

Bedroom Three
9'10 x 10'6 (3.00m x 3.20m)
Window to the rear elevation, single radiator, fitted shelving.

Bathroom
Suite comprising panelled bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, double radiator, obscure glass window to the side elevation.

Outside

Front Garden
Mainly laid to patio, enclosed with retaining wall, pathway to front entrance door.

Rear Garden
Sunny westerly aspect, mainly laid to lawn, enclosed with fencing to all sides, rear access via gate, pathway to side door and patio area.

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.

UNDESIRABLE

FLOORPLAN
COMING SOON

Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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