



**Moloney**  
COUNTRY PROPERTY



1<sup>st</sup> ST. JAMES' ROAD BEXHILL-ON-SEA



## 1A ST. JAMES' ROAD, BEXHILL-ON-SEA, EAST SUSSEX. TN40 2DE

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**CHAIN FREE** - A BEAUTIFULLY PRESENTED, COMPLETELY REFURBISHED 3 BED SEMI DETACHED HOUSE IN SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES AND SCHOOLS. OPEN PLAN SITTING ROOM, DINING ROOM AND KITCHEN, 2 DOUBLE BEDROOMS, BEDROOM 3/STUDY. PARKING TO THE FRONT, ENCLOSED REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE HALL, WC, SITTING ROOM OPENING TO DINING ROOM, KITCHEN. TURNED STAIRCASE TO THE FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, BEDROOM 3/STUDY, BATH/SHOWER ROOM. BRICK PAVED DRIVE PROVIDING PARKING, ENCLOSED REAR GARDEN WITH LOWER PART PAVED, PART DECKED TERRACE. GAS CENTRAL HEATING.



Composite front door to:

**ENTRANCE HALL:** UPVC double glazed window to the side. Matching doors to all rooms. Grey wood effect laminate floor.

**WC:** Fitted with contemporary style white WC. Part tiled walls. Matching laminate floor. Inset ceiling lights.

**SITTING ROOM:** UPVC double glazed picture window with fully glazed door alongside looking out over the rear garden, window to the front. TV point. Matching wood effect laminate floor. Ceiling light. Opening to:

**DINING ROOM:** UPVC double glazed window with blind overlooking the rear garden. Matching wood effect laminate floor. Contemporary ceiling light.

**KITCHEN:** UPVC double glazed window to the front with blind. Fitted with pale grey contemporary handle-less range of base and wall units with roll edged laminate worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Zanussi induction hob with matching oven below & extractor/light over. Matching up-stands with over worktop lighting. Full height shelved storage cupboards. Plumbing for washing machine, space for further appliances. Matching floor throughout. Inset ceiling lights. Alpha Evoke gas boiler. Contemporary vertical radiator.

Turned staircase to the first floor:

**LANDING:** UPVC double glazed windows to the front and side. Matching doors to all rooms. Loft hatch. Contemporary central ceiling light over the stairwell.



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**GUIDE PRICE £339,950**



**BEDROOM ONE:** Double aspect room with UPVC double glazed windows to front and rear. TV point. Contemporary central ceiling light.

**BEDROOM TWO:** UPVC double glazed window to the rear. TV point. Contemporary central ceiling light.

**BEDROOM THREE/STUDY:** UPVC double glazed window to the front. Contemporary central ceiling light.

Agents Note: The stairs, landing and all 3 bedrooms are fitted with new grey carpet.

**BATH/SHOWER ROOM:** Obscure UPVC double glazed window to the side. Fitted with contemporary white suite comprising back to wall WC, wall mounted hand basin on white high gloss storage unit & Bath with shower over, glass screen to side. Part tiled walls, wood effect laminate floor. Touch control mirror/light, shaver point. Inset ceiling lights.



**OUTSIDE:** The property is approached from the road over a brick paved driveway providing parking with planted borders. A gate to the left gives access to the rear. The rear garden is fully enclosed by high level panel fencing with part paved, part decked terrace and area of potential lawn.

**SERVICES:** All mains services are connected. Gas Fired Central Heating

**FLOOR AREA:** 86 m<sup>2</sup> ( 926 ft<sup>2</sup>) Approx.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'D'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Bexhill-On-Sea station provide services via Hastings through Tonbridge to London Charing Cross, whilst via Rye & Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

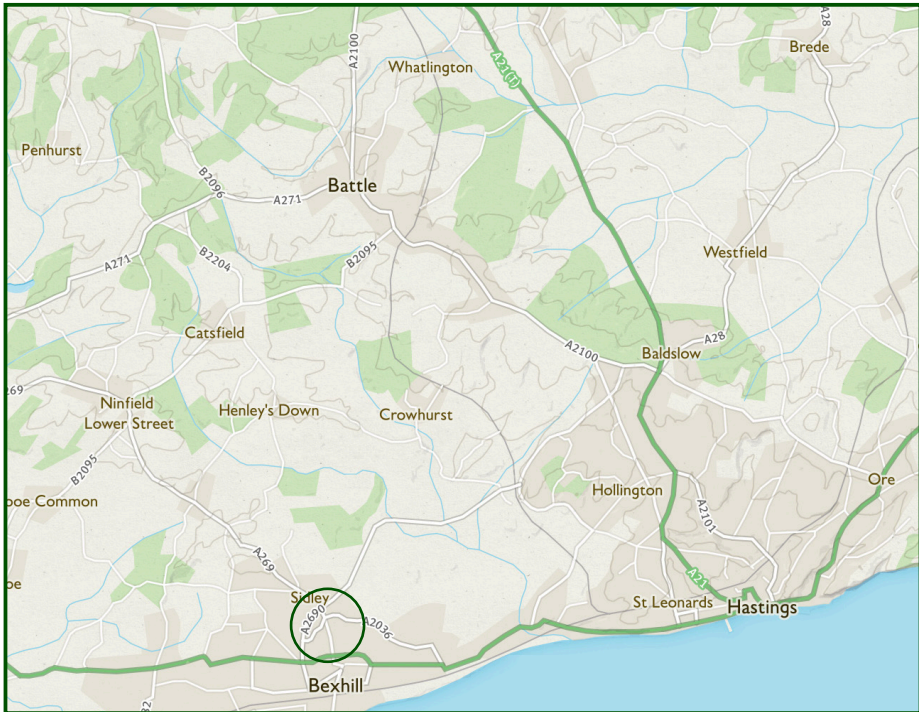
**DIRECTIONS:** Travelling on the A269 through Sidley towards Bexhill, turn left into Wrestwood Rd, signposted Hastings & Ravenside Retail Park. Take the first right into St James' Rd, No 1a will be found at the end of the road on the right.

**What3Words (Location):** ///dive.crust.extend

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.







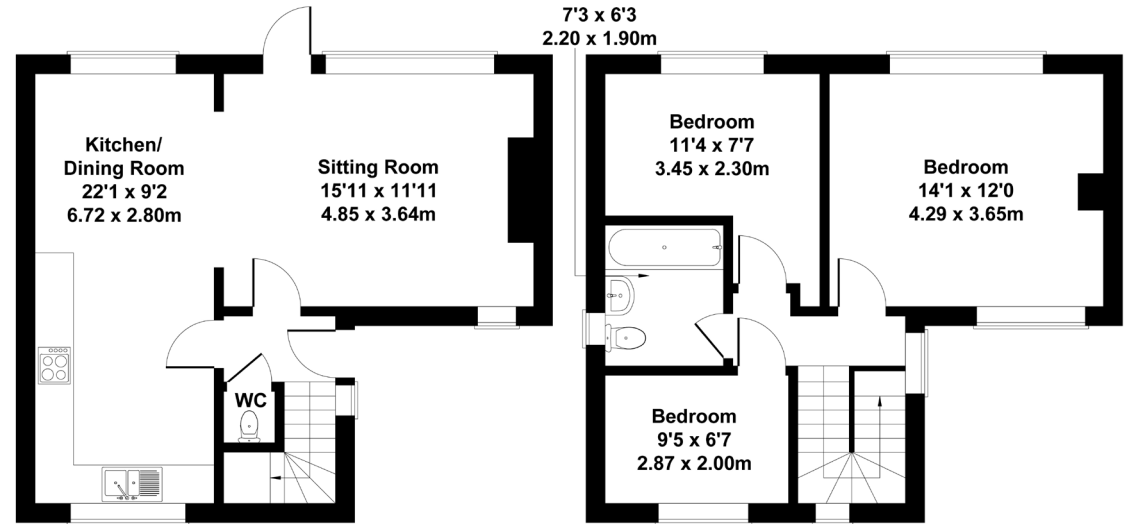
IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## 1A St. James Road

Approximate Gross Internal Area  
926 sq ft - 86 sq m

Bathroom  
7'3 x 6'3  
2.20 x 1.90m



GROUND FLOOR

FIRST FLOOR

Not to Scale.

For Illustrative Purposes Only.

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