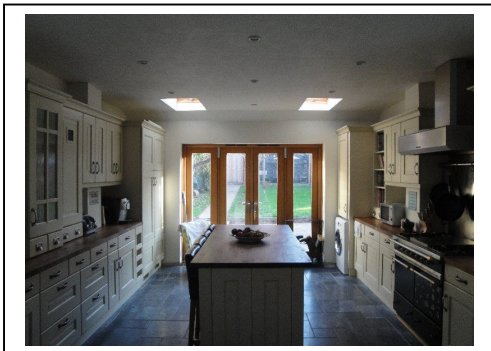


14 Clifford Road, Bexhill On Sea, TN40 1QA



An opportunity to acquire an attractive older style character five bedroom, four reception room detached property conveniently situated in Bexhill's town centre. This most desirable residence affords bright, spacious and well proportioned accommodation with a wealth of benefits including gas boiler and radiators, sealed unit double glazed UPVC windows, fitted kitchen measuring 18'9 x 13'11, modern fitted bathroom/WC, en-suite shower room/WC, stripped wooden internal doors, block paved driveway with off road parking for several vehicles, 1st floor balcony and rear garden. An internal inspection is highly recommended to appreciate the many merits of this most appealing residence.

£435,000 Freehold

14 Clifford Road Bexhill On Sea East Sussex TN40 1QA

Outside Veranda with light and front door having stained glass insets leading to **Entrance Hall** with stripped wooden flooring, dado rail, picture rail, under stairs storage cupboard and radiator.

Cloakroom/WC with high level WC, pedestal wash basin, tiled flooring, part tiled walls, chrome heated towel rail.

Sitting Room 5.87m x 4.24m into bay (19'3 x 13'11 into bay) with stripped wooden flooring, attractive fireplace with cast iron inset and tiled hearth, picture rail, four wall light points, telephone point, two radiators.

Dining Room 6.05m x 4.24m (19'10 x 13'11) enjoying pleasant aspect overlooking rear garden, stripped wooden flooring, TV point, picture rail, four wall light points, radiator, sealed unit double glazed UPVC door leading to rear garden.

Study 4.27m x 2.39m (14' x 7'10) cast iron fireplace with tiled inset, stripped wooden flooring, picture rail, telephone point and radiator.

Breakfast Room 4.88m x 5.11m (16' x 16'9) with stripped wooden flooring, two wall light point, built in storage cupboard with cupboard above, both having stripped wooden doors, radiator and opening to:-

Kitchen 5.72m x 4.24m (18'9 x 13'11) enjoying double aspect with views over the rear garden, double butler style sink with mixer tap having cupboards under, range of oak painted units comprising oak working surfaces with drawers, cupboards, pull out baskets and wine rack under, range of wall mounted storage cupboards, plate rack, integrated fridge and freezer, cupboard with vent for tumble dryer, plumbing for washing machine, fitted shelving, central matching island with solid oak working surface having cupboards under and breakfast bar to one side, space and gas point for range cooker, integrated Electrolux dishwasher, marble flooring, inset spotlights, under floor heating, and sealed unit double glazed double fold back doors leading to rear garden.

Stairs leading to 1st floor landing with radiator and picture rail.

Master Bedroom Suite 4.80m x 4.24m (15'9 x 13'11) with two radiators, picture rail, and sealed unit double glazed UPVC door leading to:-

Balcony enjoying pleasant aspect overlooking the rear garden.

Door from bedroom to:-

En-Suite Shower Room/WC with shower cubicle, wash basin with mixer tap positioned on a solid oak shelf with cupboard beneath, shaver point, low level WC, part tiled walls, marble flooring, extractor fan and radiator.



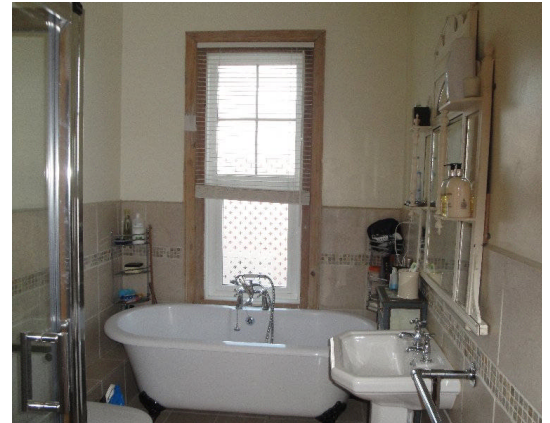
Bedroom 2 4.75m approx x 4.04m (15'7 approx x 13'3) stripped wooden flooring, cast iron fireplace, built in airing cupboard, picture rail and radiator.

Bedroom 3 4.37m into bay x 4.17m max (14'4 into bay x 13'8 max) cast iron fireplace with tiled inset, built in shelved storage cupboard, picture rail and radiator.

Bedroom 4 3.35m x 3.15m (11' x 10'4) with cast iron fireplace, picture rail, radiator.

Bedroom 5 3.15m x 2.79m (10'4 x 9'2) with picture rail, cast iron fireplace, radiator.

Bathroom/WC with suite comprising Victorian style roll top bath on feet with mixer taps having shower attachment, pedestal wash basin, low level WC, large shower cubicle, access to loft space, chrome heated towel rail with inset radiator, part tiled walls, shaver point, marble flooring, inset lighting and extractor fan, access to loft space with retractable ladder, light and gas fired boiler.



Separate WC with high level Victorian style WC, wash hand basin with mixer tap, chrome heated towel rail, marble flooring.

Outside The rear garden measures approximately 50ft in depth and is enclosed by brick walls having a large Indian sandstone paved patio area, outside lighting, outside tap, with the remainder being laid to lawn with a few mature trees, having a raised pond. Two large brick built sheds with pergola, outside lighting. There is side access down both sides of the property. To the front of the property there are wrought iron double gates leading to paved and brick built front driveway with off road parking for several vehicles.



NB We have been verbally advised that in 2009 new central heating was installed and there is also a solar panel which heats the water.

Directions Proceeding from our office on foot along Endwell Road, cross over the railway bridge and the other side turn right then 1st left into Clifford Road where the property will be found on the right hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-60) D | | 62 | 71 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-60) D | | 54 | 67 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |