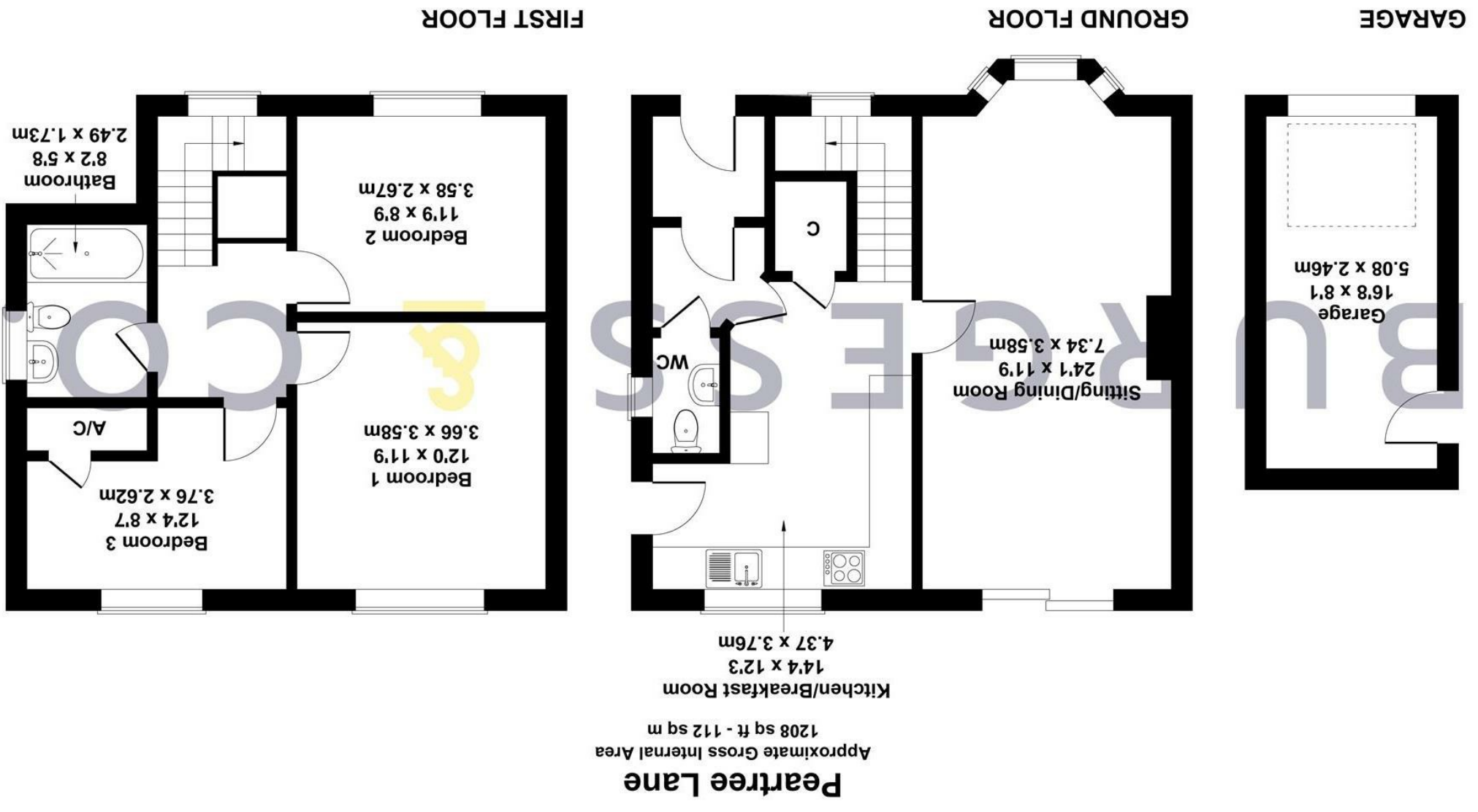




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BURGESS & CO. 77 Peartree Lane, Bexhill-On-Sea, TN39 4NS  
01424 222255

Offers Over  
£395 000 Freehold





Burgess & Co are delighted to bring to the market an opportunity to acquire this spacious detached house, conveniently situated close to the popular village of Little Common with its amenities, shops, restaurants, Doctors Surgery and bus services. There is a local convenience store within walking distance and Bexhill Town Centre is within 2.5 miles providing further shopping facilities, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation comprises entrance vestibule, hallway, living/dining room, fitted kitchen/breakfast room, downstairs w.c and to the first floor there are three double bedrooms and a fitted family bathroom. Further benefits include gas central heating and double glazing. To the outside the property offers off road parking, a single garage and a low maintenance rear garden enjoying a westerly aspect. Viewing highly recommended by vendors sole agents.

**Entrance Vestibule**

With double glazed frosted door to

**Hallway**

With radiator, understairs storage cupboard, stairs to first floor.

**Downstairs W.C**

Comprising low level w.c, wall mounted wash hand basin, tiled walls, radiator, double glazed window to the side.

**Kitchen/Breakfast Room**

14'4 x 12'3

Comprising matching wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, fitted gas hob, fitted double oven under, tiled splashbacks, breakfast bar area, space & plumbing for dishwasher, vertical radiator, wall mounted Worcester boiler, radiator, double glazed window to the rear, double glazed frosted door to the side.

**Living/Dining Room**

24'1 x 11'9

With vertical radiator, radiator, feature electric fireplace, double glazed bay window to the front, double glazed patio door to the garden.

**First Floor Landing**

With loft hatch, double glazed window.

**Bedroom One**

12'0 x 11'9

With radiator, double glazed window to the rear.

**Bedroom Two**

11'9 x 8'9

With radiator, double glazed window to the front.

**Bedroom Three**

12'4 x 8'7

With radiator, airing cupboard, double glazed window to the rear.

**Bathroom**

8'2 x 5'8

Comprising P-shaped bath with shower over & screen, low level w.c, pedestal wash hand basin, partly tiled walls, heated towel radiator, double glazed frosted window to the side.

**Outside**

To the front there is a driveway providing off road parking, a garage and a large tiered area with gravel & shrubs. To the rear there is a low maintenance patio garden with flowerbed.

**Garage**

16'8 x 8'1

With up & over door, power connected, door to the side.

**NB**

Council tax band: D

