



BURGESS & CO. 1a Knebworth Road, Bexhill-On-Sea, TN39 4JH
01424 222255

£740,000 Freehold



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Burgess & Co are delighted to present to the market an opportunity to acquire this NEWLY BUILT four bedroom detached family house that offers generous and adaptable accommodation set over two floors and is finished to an exceptionally high specification throughout. The property is located along a beautiful tree lined street and is situated within close proximity to Bexhill Town Centre with its array of amenities, shopping facilities, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation comprises a spacious entrance hall, a downstairs cloakroom, a large living room, separate utility room and a stunning double aspect open plan family room/kitchen with Bi-fold doors opening out onto the beautifully landscaped garden. The kitchen is fully fitted with quality appliances, large larder cupboard and offers fantastic space for a growing family. To the first floor there are four good sized bedrooms with two en-suites to the principles bedrooms and a family bathroom. Further benefits include a mixture of underfloor heating, gas central heating, solar panels, high quality fire doors and Pro-tech structural 10 year warranty. To the outside the property has a block paved driveway providing ample off road parking with side access leading to an enclosed patio area and a large lawned garden. To be sold chain free. Viewing is highly recommended to appreciate this quality build by the vendors sole agents.

Entrance Hall

With spotlights, Karndean flooring, storage cupboard with light, system for solar panels (Givenergy) & fuse box, open glass staircase to First Floor Landing, understairs storage cupboard.

Downstairs W.C

6'8 x 4'6
Comprising wall hung w.c, vanity unit with wash hand basin & mixer tap, tiled splashback, inset spotlights, double glazed frosted window to the front.

Living Room

18'4 x 11'6
With carpet, inset spotlights, double glazed bay window to the front.

Family Room/Kitchen

29'0 x 21'1
With Karndean flooring, inset spotlights, double glazed roof lantern with LED strip around it, double glazed windows & double glazed bi-fold doors to the rear leading to the garden.
Kitchen Area comprising matching range of gloss effect wall & base units, quartz worksurface, inset sink with Quooker tap, inset Neff induction hob, integrated Neff extractor hood over, integrated Neff dishwasher, integrated Neff oven, integrated Neff combi microwave oven, island with storage & seating, pull out drawers & cupboards, space for American style fridge/freezer, pantry cupboard with automatic spotlights & quartz worksurface. Door to

Utility Room

9'5 x 7'3
Comprising gloss effect wall & base units, quartz worksurface, inset sink, tiled splashbacks, space for washing machine & tumble dryer, inset spotlights, cupboard housing A rated Worcester boiler, storage cupboard with pressurised hot water system & system for underfloor heating, double glazed frosted door to the side.

First Floor Landing

With radiator, spotlights, loft hatch with fitted ladder being boarded, double glazed window.

Bedroom One

12'6 x 11'5
With radiator, fitted wardrobe with sliding doors, double glazed window to the rear.

En-suite Shower Room

7'6 x 4'0
Comprising shower cubicle with glass sliding door, waterfall shower head & further shower attachment, vanity unit with wash hand basin & mixer tap, built-in cupboard with mirror & touch light, wall hung w.c, porcelain tiles, spotlights, under floor heating, pocket door, chrome heated towel radiator, double glazed frosted window to the side.

Bedroom Two

9'7 x 9'1
With radiator, fitted wardrobe with sliding doors, double glazed window to the rear.

En-suite Shower Room

6'6 x 5'1
Comprising shower cubicle with glass sliding door, waterfall shower head & further shower attachment, vanity unit with wash hand basin & mixer tap, built-in cupboard with mirror & touch light, wall hung w.c, porcelain tiles, spotlights, under floor heating, chrome heated towel radiator, double glazed frosted window to the side.

Bedroom Three

12'1 x 11'6
With radiator, fitted wardrobe with sliding doors, double glazed window to the front.

Bedroom Four

10'8 x 9'1
With radiator, fitted wardrobe with sliding doors, double glazed window to the front.

Family Bathroom

8'3 x 7'6
Comprising large shower cubicle with waterfall shower head & further attachment, free standing bath with free standing tap & shower head, vanity unit with wash hand basin & mixer tap, wall hung w.c, chrome heated towel radiator, porcelain tiles, spotlights, built-in cupboard with mirror & touch light, underfloor heating, double glazed frosted window to the side.

Outside

To the front there is a block paved driveway providing off road parking for 3-4 vehicles, raised flowerbeds with shrubs & trees to both sides, porcelain tiles leading to the front, side & rear. There is also access to both sides with lockable gates and new fencing and outside lighting. To the rear there is a porcelain tiled patio area, porcelain tiled steps leading to area of lawn measuring approximately 25 meters, flowerbeds with lighting, shrubs, silver birch tree, outside tap and the garden enjoys a westerly aspect.

NB

Solar system is a 4kw solar array with a 9.5kw Givenergy battery system and inverter which will make the property more carbon neutral. The battery system combined with the solar array should reduced your electricity bill by around 80% or more. You can use the battery system with Octopus energy with any of their tariffs. This can be arranged via them. The panels will last over 25 years and the battery system has a warranty of 10 years with Givenergy.

The EPC has been ordered & will follow shortly. Council tax band: TBC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

