



BURGESS & CO.
01424 222255

Beech Court House, Little Common Road, Bexhill-On-Sea, TN39 4LA

Offers Over
£975,000 Freehold



01424 222255

Burgess & Co are delighted to present to the market this rare opportunity to acquire this bright and spacious executive detached house, occupying an elevated position on a generous sized plot. Ideally located being close to Little Common Village with all its amenities, doctors surgery and popular primary school. Within 2 miles is Bexhill Town Centre with an array of shops, restaurants, mainline railway station and the seafront. The accommodation comprises a reception hall, a sitting room, a dining room, a kitchen/breakfast room, a study, a cinema room and a cloakroom to the ground floor. To the first floor there are six bedrooms with the main bedroom having an en-suite bathroom, a walk-in wardrobe and a balcony, there is also a family bathroom, a shower room and a separate w.c. To the outside the property is approached via a sweeping driveway leading to ample parking and a large detached double garage with potential above. The generous garden wraps around the property with various lawned areas, patio areas, and an enclosed play area. The property must be viewed to truly appreciate not only the accommodation on offer but also the outside space.

Entrance Vestibule

With laminate flooring, double doors to Reception Hall, door to

Downstairs Cloakroom

Comprising low level w.c, vanity unit with inset wash hand basin, fully tiled walls, heated towel radiator, double glazed frosted windows to the front & side.

Reception Hall

35'0 x 19'11

With three radiators, original features including ceiling rose, walk-in understairs storage cupboard with alarm system, double glazed window to the rear, double glazed window & door to the rear.

Sitting Room

19'3 x 13'11

With radiator, open Inglenook fireplace, two original fitted cupboards, two double glazed windows to the side, double glazed window to the rear, double glazed French doors to Terrace with double glazed windows, double glazed sliding doors to the garden.

Cinema Room

18'0 x 16'1

With two vertical radiators, inset ceiling spotlights, fitted surround sound speakers, cinema chairs, LED strip lighting to ceiling, double glazed window to the front, two double glazed windows to the rear, double glazed French doors with remote blackout blinds to the rear.

Reception/Study

11'9 x 10'9

With radiator, double glazed window to the front.

Kitchen/Breakfast Room

26'3 x 16'10

Comprising matching range of wall & base units, worksurfaces, tiled splashbacks, inset sink unit, free standing Stoves Range cooker with gas hob with double extractor hood, fitted eye level AEG microwave, space for American style fridge/freezer, integrated AEG dishwasher, two wine coolers, breakfast bar area, wall cupboard housing consumer units, larder cupboard housing Worcester boiler & Potterton digital stat, radiator, double glazed slit window, dual aspect with double glazed window to the front & side. Double glazed double doors to raised patio.

Dining Room

14'0 x 13'0

With feature radiator, inset ceiling speakers, media surround sound system with digital stat, four double glazed windows to the rear.

First Floor Landing

With ceiling rose, two feature radiators, two double glazed windows to the front.

Main Bedroom

21'0 x 16'2

With radiator, walk-in wardrobe area with shelving, double glazed window to the front, three double glazed windows to the rear, double glazed French doors to Balcony with cast iron railings & tiled floor. Door to

En-suite Bathroom

Comprising bath with waterfall tap, shower cubicle with waterfall shower head & further shower attachment, vanity unit with wash hand basin & low level w.c, tiled walls & floor, vanity mirror, silent extractor fan, double glazed frosted window to the front.

Bedroom

19'7 x 10'5

With two radiators, fitted wardrobes, double glazed window to the rear.

Bedroom

19'0 x 9'3

With radiator, double glazed window to the rear.

Bedroom

14'3 x 7'11

With radiator, double glazed window to the rear.

Bedroom

13'11 x 13'0

With two radiators & covers, feature fireplace, dual aspect with double glazed window to the side & rear.

Bedroom

18'2 x 13'6

With radiator, loft hatch, dual aspect with double glazed window to the side & rear, opening with stairs down area with radiator, two double glazed windows to the front.

Bathroom

Comprising bath with standalone waterfall tap, low level w.c, vanity unit with P-shaped wash hand basin, Bluetooth vanity mirror, inset ceiling spotlights, underfloor heating, chrome heated towel radiator, tiled walls & floor, double glazed frosted window to the side.

Shower Room

Comprising shower screen, panel with taps, wall jets waterfall shower head, chrome heated towel radiator, digital stat with speaker, tiled walls & floor, double glazed frosted window to the side.

Utility/W.C

Comprising low level w.c, chrome towel radiator, floating sink with vanity unit below, appliance space, fitted cupboard housing cylinder, two double glazed frosted windows to the front.

Outside

To the front there is a large sweeping driveway providing off road parking for several vehicles leading to a detached double garage. There is surrounding gardens being mainly laid to lawn with various mature shrubs & trees, decked seating area, picket fence with children's play area, raised flowerbeds, terrace area with dwarf brick wall & storage area below, patio area, astro-turf area, covered seating area, further astro-turf, patio & decking area. To the rear there is a level area of lawn being enclosed by fencing with mature shrubs & trees. Sweeping patio area with timber retaining wall & lighting, garden shed, covered area with lighting, Jacuzzi and barbecue area. There is also a Garden Room/Cabin with light & power, double glazed doors. (currently being used as a pub/games room)

Double Garage

With twin doors, consumer unit, storage space, feature double glazed windows, wooden door to the side. Staircase to room above being boarded with two Velux windows - potential for conversion with the relevant planning permission.

NB

Council tax band: G

