



**BURGESS & CO.**  
01424 222255

11 Glassenbury Drive, Bexhill-On-Sea, TN40 2NY

Offers In Excess Of  
£490,000 Freehold



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**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this substantial three bedroom 1930's detached house, situated in this well regarded area of Bexhill and within close proximity to excellent transport links, Ravenside Retail Park and Bexhill Town Centre with its array of amenities including mainline railway station, beautiful seafront and beaches. The property comprises spacious entrance hall, well proportioned lounge/diner, impressive conservatory overlooking the garden, fitted kitchen and downstairs cloakroom. To the upstairs you have three good size bedrooms, fitted family bathroom and access to a large loft. Additional benefits include gas central heating, double glazing, distant SEA VIEWS from the back bedrooms and an immaculate standard throughout. To the outside the property enjoys a generous plot with large cobbled driveway providing off road parking for several vehicles and leading to two single garages. To the rear the property boasts a large south facing garden with detached cabin/studio and pond with filtration system. This is a must see property to fully appreciate the immaculate presentation and condition throughout. Viewings highly recommended by vendors sole agents.

**Porch**

With tiled floor, double glazed door to

**Entrance Hall**

With radiator, understairs storage cupboard, alarm system, storage cupboard, stairs to First Floor.

**Downstairs Cloakroom**

Comprising low level w.c, corner vanity unit with wash hand basin, vanity mirror, tiled walls, laminate flooring, double glazed frosted window to the side.

**Lounge/Diner**

With two radiators, two double glazed windows to the side, double glazed window to the rear, door to Kitchen. Double doors opening to

**Conservatory**

With radiator, tiled floors, glass tinted roof, double glazed windows, double glazed door to both sides.

**Kitchen**

Comprising wall & base units, worksurface with inset sink unit with mixer tap, fitted Neff oven, fitted electric hob with extractor hood over, space for standing fridge/freezer, tiled walls & floor, cupboard housing Gloworm boiler, double glazed frosted window to the side, double glazed window to the front.

**First Floor Landing**

With fitted stairlift, airing cupboard, hatch to loft being partially boarded & insulated, double glazed window.

**Bedroom One**

With radiator, fitted wardrobe, double glazed window to the rear with distant sea views.

**Bedroom Two**

With radiator, fitted wardrobes with sliding mirrored doors, dual aspect with double glazed window to the side & rear with distant sea views.

**Bedroom Three**

With radiator, fitted wardrobe, double glazed window to the front.

**Family Bathroom**

Comprising corner bath, shower cubicle with Mira Advance electric shower, vanity unit with wash hand basin, mirror with lights, tiled floor, heated towel rail, tiled walls, double glazed frosted window to the front.

**Separate W.C**

Comprising low level w.c, tiled walls & floor, double glazed frosted window to the side.

**Outside**

To the front there is a double gate with sloped driveway providing off road parking, a garage to either side, an area of lawn and side access. To the rear, there is a raised area of decking, an area of patio, large area of lawn, shrubs & trees, pond with filtration system, block paved pathway, timber shed and access to a

**Detached Cabin/Studio**

15'4 x 11'6

Being cladged & insulated with power, double glazed window & door.

**NB**

Council tax band: E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

