



BURGESS & CO.
01424 222255

Hinksey, Birchington Close, Bexhill-On-Sea, TN39 3TF

£1,050,000 Freehold



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Burgess & Co are delighted to bring to the market this 'must see' individually architecturally designed detached chalet bungalow, situated in a highly sought after location where property rarely comes to the open market. Ideally located having Little Common Village with all its amenities being within a short walk, while Cooden beach with its hotel, golf club and mainline railway station is within 2 miles. The property sits on a substantial plot and is presented for sale in an immaculate condition throughout. The flexible accommodation boasts a potential four bedrooms, dressing room, two quality fitted bathroom/WC's, hugely impressive open plan kitchen/family room, sitting room, dining room, and spacious entrance hall with vaulted ceiling. The upper floor which is currently arranged as a main bedroom suite features a number of fabulous glazing design features with spacious landing which also gives access on to good sized contemporary sunny aspect roof terrace. To the outside the property is approached via a sweeping driveway leading to an extensive parking area and integral large garage. There are delightful gardens to all sides enabling the sun to be enjoyed throughout the day from a number of seating areas. This is a truly exceptional property and viewing is highly recommended by Sole Agents.

Entrance Hall

With a vast vaulted ceiling, double glazed Velux windows, engineered oak flooring.

Sitting Room

21'0" x 11'7"

Bright and spacious dual aspect room with double glazed tilt and turn windows to side, recessed TV space, further double glazed window to side, double glazed patio doors onto south facing patio and garden.

Bedroom Three

13'0" x 10'0"

Currently used as Office, double glazed window with attractive outlook over garden, radiator.

Ground Floor Shower Room

modern suite comprising walk in shower with glass shower screen, vanity unit with inset wash hand basin, low level WC, extractor fan, fully tiled walls, radiator, two double glazed opaque windows to front.

Internal Hallway

door to storage cupboard, engineered oak flooring, door to living area

door to:

Bedroom Two

19'5" x 11'2"

A spacious triple aspect room, range of built in floor to ceiling wardrobes, radiator, double glazed windows to garden aspect.

Open Plan Kitchen/Family Room

29'1" max x 20'8" max

Kitchen Area: Fitted Italian Designer Kitchen with range of working surfaces, partially quartz, inset one and a half drainer sink unit with mixer taps over, integrated SMEG induction hob, integrated double Miele eye level oven, tall fridge, undercounter freezer, integrated dishwasher, double glazed window overlooking grounds, spotlights.

Dining Area: beautiful space, tall double glazed windows overlooking gardens, further set of double glazed windows overlooking gardens with integrated blinds.

Living Area: With inset wood burner, double glazed Ti-fold doors with integrated blinds leading onto Sun Terrace with a feature wall, door to internal hallway.

Rear Lobby

Tiled floor, stairs to first floor, door to under stairs storage, large built in airing cupboard, door to garage, door to utility room, door to:

Dining Room/Bedroom Four

11'6" x 10'8"

A bright and spacious double aspect room with double glazed windows to both sides, also double glazed doors onto gardens, feature wood beam.

Utility Room

accessed from the rear lobby, comprising work surface with cupboards under, space and plumbing for washing machine, space and plumbing for tumble dryer, inset stainless steel sink unit, double glazed windows overlooking grounds, door through to:

Cloakroom/WC

comprising low level WC, wash hand basin, further door to good sized internal storage/pantry area.

Integral Garage

22'4" x 16'0"

Accessed from rear lobby, a good size garage space with electric door, courtesy door to side, double glazed windows to rear, power and lighting.

Stairs to First floor

accessed from rear lobby. Stairs rising to bright and spacious stunning architecturally designed landing area with double glazed windows to large sun terrace, engineered oak flooring, further double glazed windows and doors onto Balcony enjoying attractive outlook over the grounds, storage cupboard.

Bedroom One

22'6" x 12'11"

An impressive triple aspect room with stunning angled floor to ceiling glazing, radiators, double glazed windows to side.

Bathroom

a luxury suite comprising freestanding roll top bath with mixer taps over, low level WC, good sized walk in shower cubicle with digital shower, pedestal wash hand basin, chrome heated towel rail, double glazed windows overlooking grounds.

Inner Hallway

accessed from landing, space for storage, further double glazed door onto Sun Terrace, engineered oak flooring, door into:

Dressing Room

11'7" x 6'5"

engineered oak flooring, door to:

Large Walk in Loft Space

This has potential to create further accommodation subject to usual consents, modern gas boiler, pressurised cylinder.

Outside

The property is sat within stunning landscaped grounds offering a huge amount of seclusion. At the end of a sweeping driveway from the lane there is an extensive off-road parking area leading unit to an integral large garage and also a large timber shed. To the north side there is two areas of sun terrace leading onto a lawn, also a timber built summer house. There is there is also further area of garden with vegetable/fruit beds, area for storing logs and composting space. There is a large gated frontage screened from the lane with extensive area of lawn with established mature flower and shrub borders, further terrace with gazebo screened by contemporary panelled fencing.

NB

Council tax band: F

