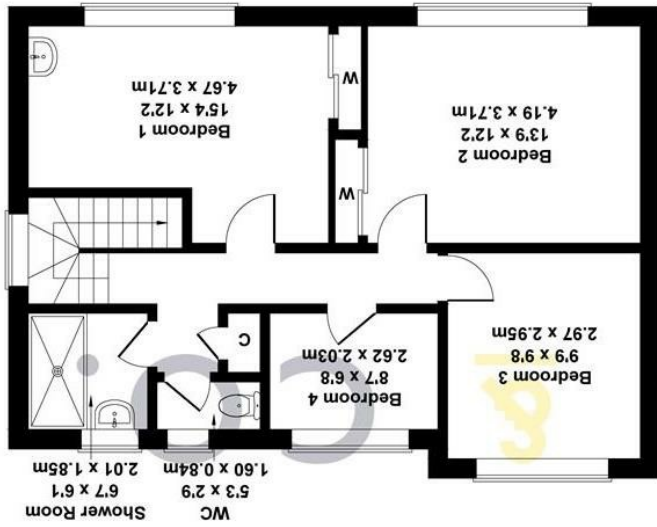


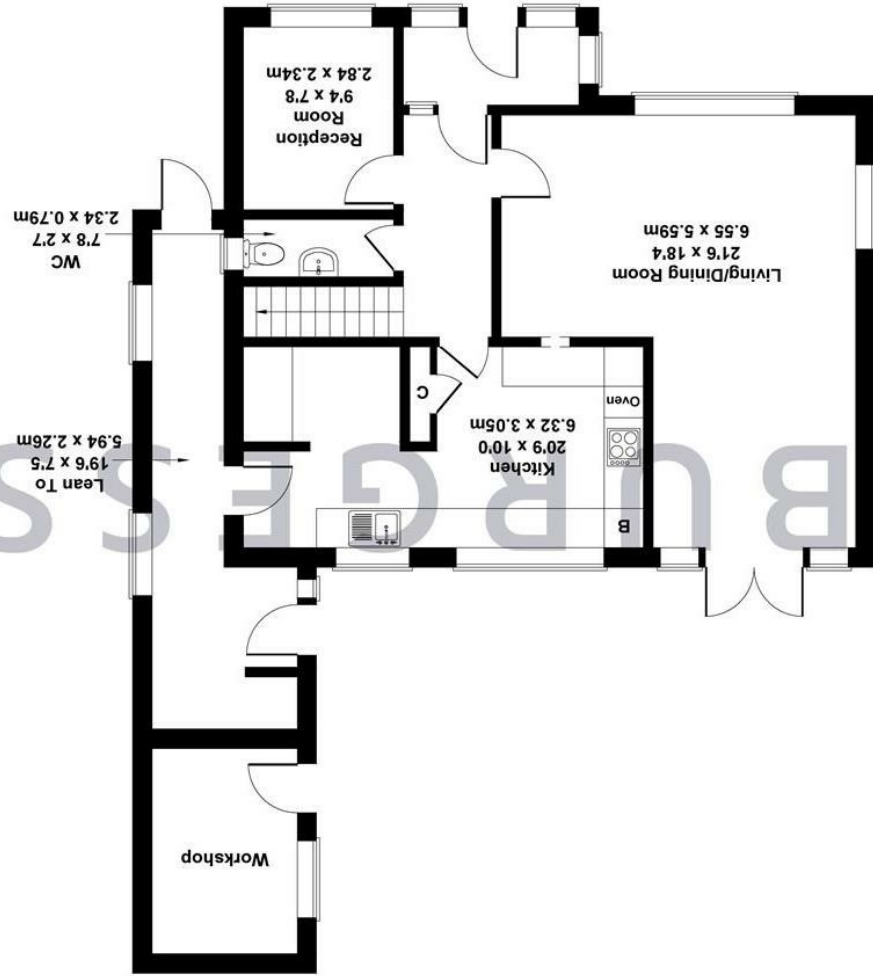


Not to Scale. Produced by The Plan Portal 2022

FIRST FLOOR



GROUND FLOOR



Rookhurst Road
Approximate Gross Internal Area
1425 sq ft - 132 sq m
(Excluding Lean To & Workshop)

BURGESS & CO.
01424 222255

14 Rookhurst Road, Bexhill-On-Sea, TN40 2NZ

Asking Price
£595,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this immaculate four bedroom detached family house, ideally situated in a Cul-de-Sac location being within close proximity to Ravenside Retail Park and Bexhill Town Centre with its array of amenities, shopping facilities, mainline railway station and the seafront. The property comprises porch, large entrance hall, 'L' shaped living/dining room, modern fitted kitchen/breakfast room, downstairs w.c, office room which could be utilised as a ground floor bedroom and to the first floor there is a modern fitted shower room, separate w.c, four good sized bedrooms with bedrooms one and two enjoying a southerly aspect with far reaching coastal views. To the front there is a well maintained mature garden with shrub borders, off road parking and an attached single garage with a personal door to the rear. To the rear there is a large mature garden being mainly laid to lawn with a good sized patio area perfect for entertaining and a small block built workshop with scope for conversion with the relevant planning permission. Viewing highly recommended to appreciate this wonderful family home.

Porch

Double glazed with front door to

Entrance Hall

With radiator

Downstairs W.C

7'8 x 2'7

Comprising w.c, wash hand basin, tiled splashback, vanity mirror, double glazed window to the side

Living/Dining Room

21'6 x 18'4

With upright chrome radiator, fitted cupboards, serving hatch, double glazed window to the front, double glazed window to the side, double glazed patio doors to the rear

Reception Room

9'4 x 7'8

With radiator, double glazed window to the front

Kitchen

20'9 x 10'0

Comprising modern range of soft close wall & base units, breakfast bar, work surface with stainless steel sink & mixer tap, high level CDA double oven & grill, electric hob, extractor hood over, space for washing machine, space for standing American fridge/freezer, inset storage cupboard, tiled floors, radiator, Worcester boiler, two double glazed windows to the rear. Double glazed door to

Lean-to

19'6 x 7'5

With access to both the front & rear, small room with potential, door out to garden

Workshop

With single glazed window, power and double glazed door

First Floor Landing

With airing cupboard, access to loft being insulated & partially boarded, double glazed frosted window to the side.

Bedroom One

15'4 x 12'2

With radiator, fitted wardrobes, double glazed window to the front with far reaching rooftop views towards the sea.

Bedroom Two

13'9 x 12'2

With radiator, vanity unit with wash hand basin, mirror & light, fitted wardrobe with sliding doors, double glazed window to the front.

Bedroom Three

9'9 x 9'8

With radiator, double glazed window to the rear.

Bedroom Four

8'7 x 6'8

With radiator, double glazed window to the rear.

Shower Room

6'7 x 6'1

Modern fitted with walk-in double shower, aqua panelling, floating wash hand basin with mixer tap, chrome towel rail, vanity unit, double glazed frosted window to the rear.

Separate W.C

5'3 x 2'9

Comprising low level w.c, double glazed window to the rear.

Outside

To the front there is an area of lawned garden with mature shrubs, pathway, side access and a driveway providing off road parking leading to a single garage with personal door to the rear garden. To the rear there is a large area of lawned garden, a patio area, summer-house, potting shed, mature trees & shrubs, being enclosed by fencing and enjoying privacy.

NB

Council tax band: E

