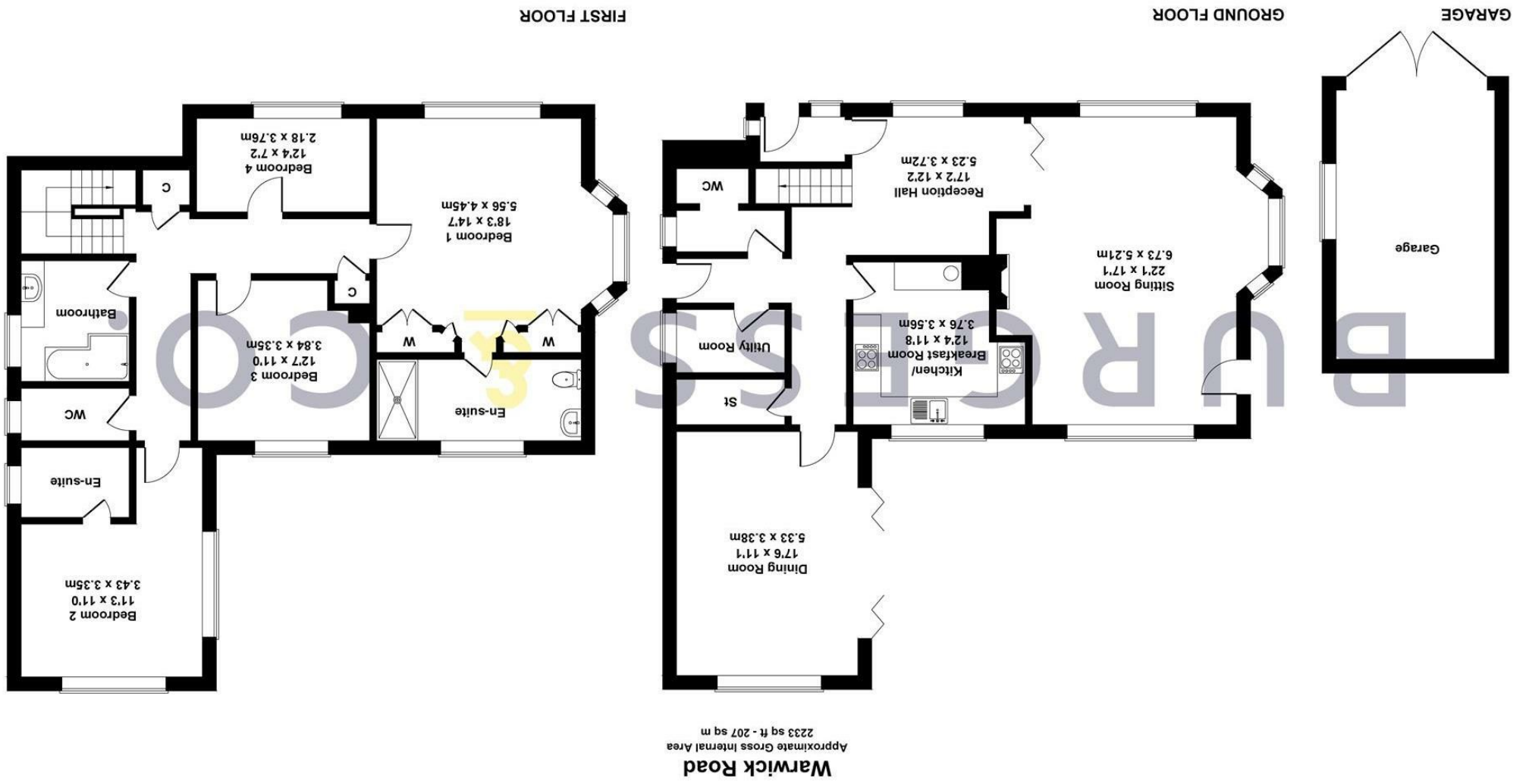




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**BURGESS & CO.**  
01424 222255

23 Warwick Road, Bexhill-On-Sea, TN39 4HG

Offers Over  
£750,000 Freehold





**01424 222255**

Burgess & Co are delighted to bring to the market this substantial detached family home, situated on a large plot with a stunning west facing garden. Ideally located on one of Bexhill's favoured tree lined roads and within a short walk to Bexhill town centre with its array of amenities, mainline railway station, bus services and the iconic De La Warr Pavilion. Little Common Village is also within close proximity with its amenities, doctors surgery, independent shops and the sought after primary school. This rarely available property comprises a large reception hall, sitting room with Inglenook fireplace and views across the west facing garden, separate dining room, fitted kitchen/breakfast room, separate utility room and a downstairs w.c. To the first floor there are four good sized bedrooms with the main and the second bedroom benefitting from an en-suite shower rooms and additional separate w.c and family bathroom. Further benefits include gas central heating and double glazing. To the outside there is a driveway providing off road parking leading to a single garage, amazing front & rear gardens with access down both sides of the property. This is a must see property by vendors sole agents.

**Entrance Porch**

With light, flagstone flooring, window to the side.

**Reception Hall**

17'2 x 12'2

With beautiful original oak entrance door, Herringbone solid wood flooring, two double radiators, utility cupboard housing boiler and plumbing space space for washing machine, original stable door to side, window overlooks the front elevation.

**Downstairs W.C**

Comprising low level w.c, vanity unit with inset wash hand basin, obscured glass window to side elevation.

**Living Room**

22'1 x 17'1

With stunning Inglenook fireplace with exposed brick & large wood burning stove & copper Bessemer, plate racks, exposed beams, double & two single radiators, solid wood Herringbone flooring, stable door through to the rear garden, triple aspect windows to both the front, side and rear elevations.

**Kitchen/Breakfast Room**

12'4 x 11'8

Comprising modern range of matching wall & base units with Corian worktops, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge and freezer, gas hob, brush stainless steel splashback, with matching extractor canopy and light, double oven and grill, double radiator, window to the rear.

**Utility Room**

Comprising matching wall & base units, worksurface with inset 1 & 1/2 bowl single drainer composite sink with mixer tap, concealed under counter lighting, obscured glass window to side elevation.

**Dining Room**

17'6 x 11'1

With two radiators, engineered oak flooring, window to the rear elevation, bi-fold doors to the side.

**First Floor Landing**

With exposed joinery, radiator, built-in linen cupboard, windows to both front and side elevations.

**Bedroom One**

18'3 x 14'7

With radiator, fitted wardrobes, drawers with dressing table, window seat, exposed joinery, double aspect windows to the front and side elevations. Door to

**En-suite Shower Room**

Comprising walk-in double width shower with chrome controls, chrome shower head & sliding door, low level w.c, wall mounted wash hand basin with mixer tap, mirror vanity above and vanity drawers beneath, two heated towel rail, window to the rear.

**Bedroom Two**

11'3 x 11'0

With radiator, window to the side & rear elevations. Door to

**En-suite Shower Room**

Comprising walk-in shower cubicle with chrome controls & chrome shower head, vanity unit with inset wash hand basin, low level w.c, mirror, electric shaver point, radiator, obscure glass window to the side.

**Bedroom Three**

12'7 x 11'0

With exposed beams, radiator, pedestal wash hand basin, window to the rear.

**Bedroom Four**

12'4 x 7'2

With radiator, exposed beams, window to the front elevation.

**Family Bathroom**

Modern suite comprising shower/bath with rain fall shower head & hand shower attachment, chrome controls, vanity unit with inset wash hand basin, heated towel rail, partly tiled walls, wall mounted medicine cabinet, obscure glass window to the side.

**Separate W.C**

Comprising low level w.c, obscure glass window to the side.

**Outside**

To the front there is an area of lawn with beautiful borders housing seasonal plants and shrubs, a driveway providing off road parking and a garage. To the rear, there is a extensive westerly facing garden (originally there was a full size lawned tennis court) being mainly laid to lawn with seating areas, mature trees & shrubs, patio areas ideal for entertaining and is enclosed by fencing and mature hedging to all sides. There is also a greenhouse, large summer-house, pathways, allotment boxes, outside water tap, flagstone pathway providing side access.

**Garage**

With double barn style garage doors, power and light, window to the side elevation.

**NB**

Council tax band: E

