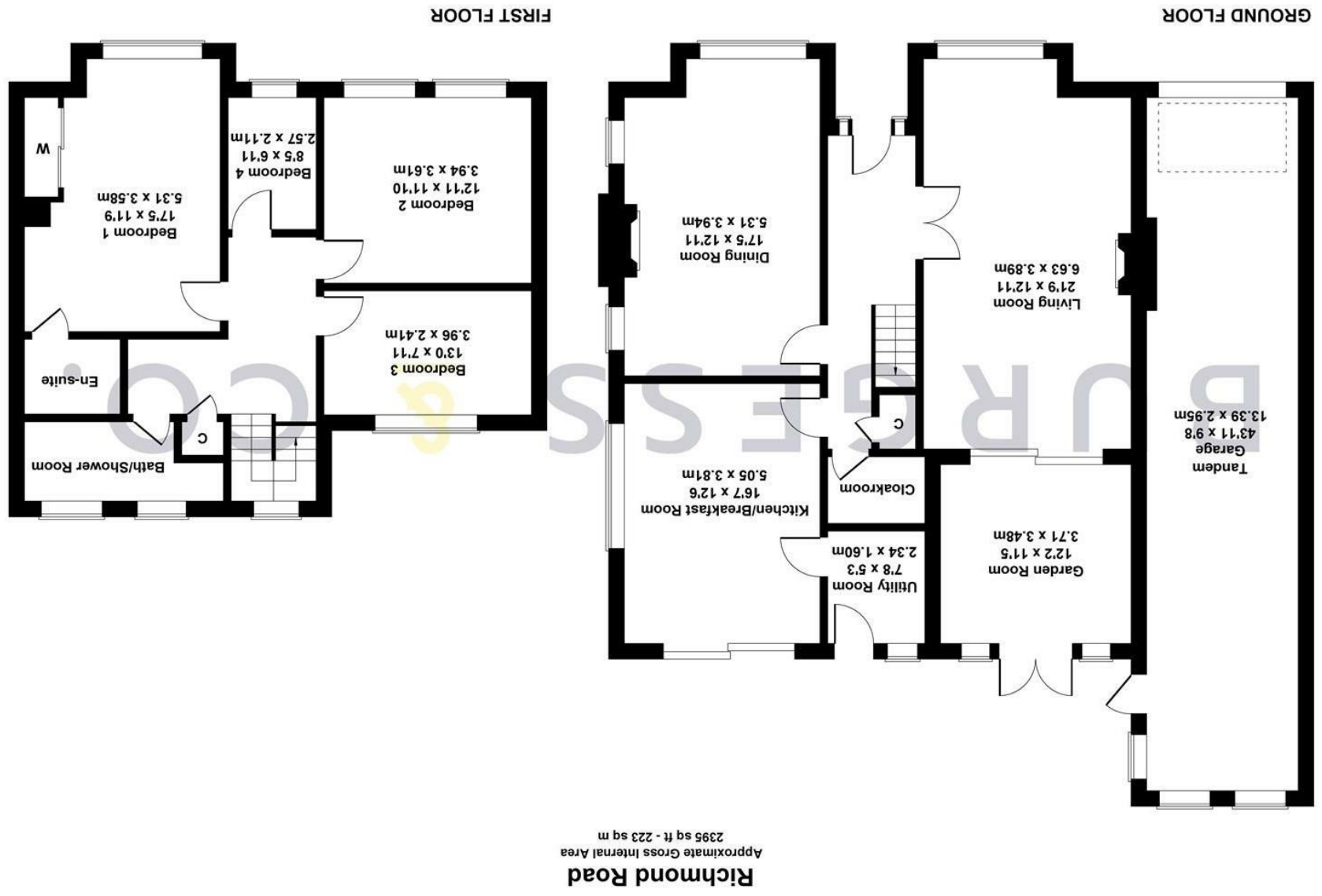




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**BURGESS & CO.** 2 Richmond Road, Bexhill-On-Sea, TN39 3DN  
01424 222255

£850,000 Freehold





**01424 222255**

Burgess & Co are delighted to bring to the market this attractive period detached house, located in a sought after road close to Bexhill seafront. Ideally situated within 1 mile of Bexhill Town Centre with its array of shopping facilities, mainline railway station, restaurants, and the iconic De La Warr Pavilion. The seafront with beach and promenade is only a short walk away as well as the Polegrove with Bexhill Cricket and Bowls Club. The accommodation comprises an entrance hall, a living room, a dining room, a garden room, a kitchen/breakfast room, a utility room, and a cloakroom. To the first floor there are four bedrooms with the main bedroom having an en-suite shower room and there is also a family bath/shower room. To the outside there is a driveway providing ample off road parking leading up to a tandem garage, and there are flowerbeds containing a variety of mature plants, shrubs and trees. To the rear there is a large, enclosed garden mainly laid to lawn with flowerbeds, and further mature plants, shrubs and trees. Viewing is considered essential to fully appreciate not only all that the property has to offer but also the location.

**Entrance Hall**

With two radiators, alarm panel, thermostat, exposed wood flooring, stairs to First Floor, understairs storage cupboard with light & electric meter.

**Downstairs W.C**

Comprising low level w.c, radiator, vanity unit with inset wash hand basin, tiled splashbacks, picture rail.

**Living Room**

219 x 1211  
With two radiators, picture rail, ceiling rose, coving, wood burner, double glazed window to the front, double glazed sliding door to

**Garden Room**

122 x 115  
With radiator, wood effect flooring, Velux window, double glazed windows, double glazed doors to the garden.

**Dining Room**

175 x 1211  
With radiator, exposed wood flooring, gas fire with marble surround hearth & mantel, picture rail, coving, ceiling rose, double glazed window to the front, single glazed window to the side.

**Kitchen/Breakfast Room**

167 x 126  
Comprising matching range of wall & base units, worksurface, inset Butler sink with mixer tap, Stoves Richmond double oven, induction hob, extractor hood over, tiled splashbacks, radiator, space for American fridge/freezer, space for table & chairs, hatch to basement for storage, double glazed window to the side, double glazed sliding door to the garden.

**Utility Room**

78 x 53  
Comprising wall cupboards, worksurface, appliance space, radiator, double glazed window & door to the garden. Hatch & stairs to basement.

**First Floor Landing**

With radiator, picture rail, sensor lighting, airing cupboard with cylinder, loft hatch being insulated, double glazed window to the rear.

**Bedroom One**

175 x 119  
With two radiators, picture rail, fitted wardrobe, double glazed window to the front. Door to

**En-suite Shower Room**

Comprising double length shower with Aqualisa shower, pedestal wash hand basin, low level w.c, radiator, mirrored vanity unit with lights, extractor fan, tiled walls & floor, borrowed light window.

**Bedroom Two**

1211 x 1110  
With radiator, picture rail, double glazed window to the front.

**Bedroom Three**

130 x 711  
With radiator, picture rail, double glazed window to the rear.

**Bedroom Four**

85 x 611  
With radiator, picture rail, fitted blind, double glazed window to the front.

**Bath/Shower Room**

Comprising bath with mixer tap, shower cubicle with Mira electric shower, pedestal wash hand basin, low level w.c, vanity mirror, shaver point, tiled walls, two double glazed windows to the rear.

**Outside**

To the front there is an area of lawned garden with mature plants & shrubs and a block paved driveway providing off road parking leading to a garage. To the rear there is a patio area, steps & handrail lead down to level area of garden being mainly laid to lawn, pergola with seating area, mature trees & shrubs, pathway, bush with archway leading to further area of garden with

garden shed, summer-house/workshop and the garden enjoys a westerly aspect. Personal door to

**Tandem Garage**

4311 x 9'8  
With relevant planning permission this could be converted into an integral annexe or further living space.

**NB**

Council tax band: F

