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Burgess & Co are delighted to bring to the market this exceptionally spacious detached family home, situated in this sought after residential area being within close driving distance to Bexhill Town Centre with its comprehensive range of shopping facilities, mainline railway station and the iconic De La Warr Pavilion. The property offers versatile accommodation and comprises large entrance hall, living/dining room with bi-fold doors out to the garden, family room/ground floor bedroom with doors out to the garden, modern fitted kitchen/breakfast room, separate utility room and downstairs cloakroom. To the first floor there are five well proportioned bedrooms with three en-suite shower rooms, his and hers walk in wardrobes to the main bedroom and a fitted family bathroom. Further benefits include gas central heating, double glazing and Juliet balconies to three of the bedrooms. To the outside there is an enclosed landscaped rear garden with Jacuzzi hot tub, a bespoke garden cabin and to the front there is a large block paved driveway for multiples vehicles giving access to an integral double garage. Early viewing is highly recommended to fully appreciate the size and quality of this family home.

**Entrance Hall**

19'8 x 7'6  
With two radiators, storage cupboard, personal door to garage.

**Downstairs W.C**

Comprising low level w.c, wash hand basin with mixer tap, vanity mirror radiator, double glazed frosted window to the front.

**Living/Dining Room**

33'0 x 15'3  
Spacious room with two radiators, entertainment wall with electric feature fire, double glazed bi-fold doors with double glazed windows to either side leading to the garden.

**Family Room**

17'1 x 15'3  
With upright radiator, double glazed windows & double doors to the garden.

**Kitchen/Breakfast Room**

19'8 x 10'4  
Comprising wall & base units, worksurface, inset sink unit, fitted Miele double oven, fitted double gas hob with extractor hood over, breakfast bar area, two heaters, double glazed window to the front, double glazed door to the side, double doors to Lounge. Door to

**Utility Room**

10'5 x 7'8  
Comprising appliance space, worksurface with inset stainless steel sink unit, cupboards over, chrome towel rail.

**First Floor Landing**

With digital thermostat, two airing cupboards, loft hatch being boarded & insulated, double glazed window.

**Bedroom One**

19'8 x 14'9  
With radiator, two walk-in wardrobes, double glazed window to the front, double glazed windows & double doors to Juliet balcony.

**En-suite Shower Room**

8'6 x 7'8  
Comprising double shower cubicle, chrome Aqualisa shower, vanity unit with w.c & inset wash hand basin, vanity mirror with Bluetooth, chrome towel rail, spotlights, slate tiled floor.

**Study/Bedroom**

11'1 x 7'7  
With radiator, double glazed window to the front.

**Bedroom Two**

16'1 x 15'3  
With radiator, fitted wardrobe, double glazed windows & double doors to Juliet balcony. Door to

**En-suite Shower Room**

7'6 x 4'7  
Comprising shower cubicle, vanity unit with w.c & inset wash hand basin, vanity mirror with Bluetooth, chrome towel rail, slate tiled floor, double glazed frosted window to the side.

**Bedroom Three**

16'1 x 15'3  
With radiator, fitted wardrobe, double glazed windows & double doors to Juliet balcony. Door to

**En-suite Shower Room**

7'6 x 4'7  
Comprising shower cubicle, vanity unit with w.c & inset wash hand basin, vanity mirror with Bluetooth, chrome towel rail, slate tiled floor, double glazed frosted window to the side.

**Bedroom Four**

11'8 x 9'8  
With radiator, double glazed window to the side.

**Family Bathroom**

10'4 x 7'7  
Comprising bath, vanity unit with w.c, inset wash hand basin with mixer tap, vanity mirror with Bluetooth, slate tiled floor, double glazed window to the front.

**Outside**

To the front there is an area of lawn with flowerbeds, a driveway providing off road parking leading to a large integral garage, area of lawn, flowerbeds. The rear garden measure approximately 77ft in length and is mainly laid to lawn with a large patio area, pergola area with slated roof with hot tub, seating area, play area, sleeper beds, decked area, wooden summer house, garden shed and the garden enjoys privacy as well as a southerly aspect. There are also double gates to the rear which lead to a small lane.

**Outbuilding**

22'5 x 10'9  
With inset spotlights, light & power connected, insulated, double glazed windows & doors opening to decking with lighting leading to the garden. Potential to be an annexe if water was connected.

**Integral Garage**

20'2 x 19'8  
With electric roller door, Ideal combi boiler.

**NB**

Council tax band: F

