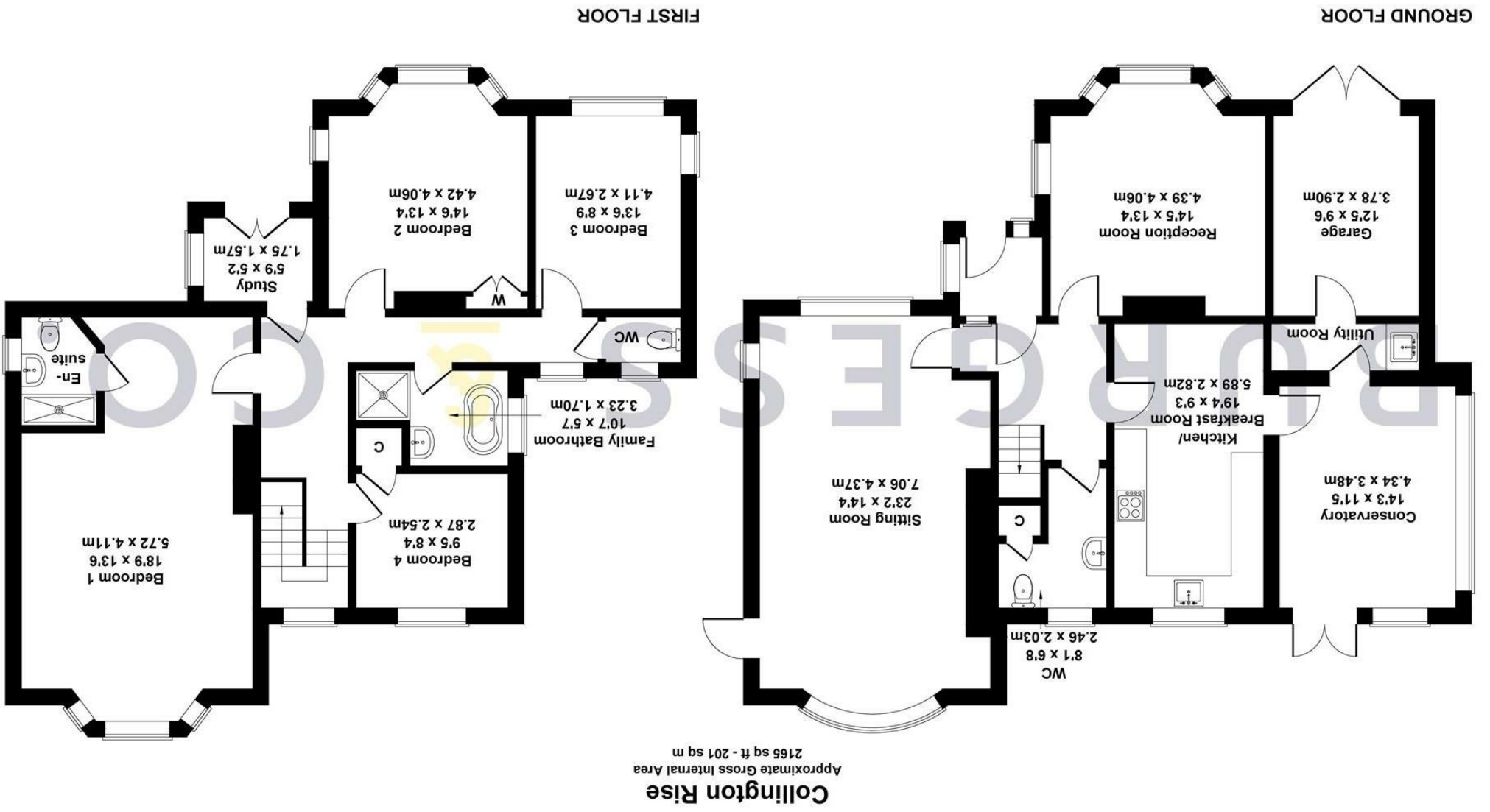




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BURGESS & CO. 8 Collington Rise, Bexhill-On-Sea, TN39 3RT
01424 222255

£850,000 Freehold



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Burgess & Co are delighted to bring to the market this unique and impressive detached house in a very sought after residential area of West Bexhill. Ideally located being under one mile from Little Common Village with its amenities, doctors surgery and sought after primary school. Bexhill Town Centre is under two miles away with an array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide to the ground floor an entrance hall, a 23'2 sitting room, a reception room, a 19'4 modern kitchen/breakfast room, a sun room/conservatory, a utility room and a downstairs w.c. To the first floor there are four bedrooms, one with an en-suite shower room, a modern family bathroom, a separate cloakroom and a study. The property benefits from gas central heating, double glazing, a high standard of decoration throughout, off road parking, an integral garage, a well maintained front garden and to the rear, there is a delightful enclosed mature garden with patio areas and summer house. Viewing is essential to truly appreciate all that this property has to offer.

Porch

With Karndean flooring, double glazed window to the side, leaded light frosted window, original wooden door to

Entrance Hall

With cast iron radiator, undestairs storage cupboard, door to

Sitting Room

23'2 x 14'4

With two radiators, feature gas fire with stone surround, double glazed bay window to the rear, double glazed window to the front & side, double glazed door to the side.

Reception Room

14'5 x 13'4

With cast iron radiator, feature Victorian gas fireplace, double glazed bay window to the front, double glazed window to the side.

Downstairs W.C

8'1 x 6'8

Comprising low level w.c, vanity table with glass shelf, inset bowl with feature mixer tap, wood effect flooring, part panelled walls, radiator, double glazed frosted window to the rear.

Kitchen/Breakfast Room

19'4 x 9'3

Comprising matching range of wall & base units, solid wood worksurface, inset Butler sink with stainless steel mixer tap, integrated Whirlpool fridge/freezer, fitted Bosch oven, fitted Neff gas hob with extractor hood over, Bosch dishwasher, tiled splashbacks, feature timbers, radiator, space for American style fridge/freezer, space for table & chairs, double glazed window to the rear. Door to

Sun Room/Conservatory

14'3 x 11'5

With dwarf brick walls, two vertical radiators, feature beams, fitted blinds, double glazed windows, double glazed roof, double glazed door to the garden. Door to

Utility Room

Comprising space for washing machine & tumble dryer, Worcester boiler, cylinder mega flow, base unit with wooden worksurface, stainless steel sink unit, .

Half Landing/First Floor Landing

With window seat & large double glazed window to the rear, further stairs to First Floor Landing with cast iron radiator, cupboard with fitted ladder to loft being insulated & boarded.

Bedroom One

18'9 x 13'6

With two radiators, double glazed bay window to the rear, double glazed window to the front, feature fireplace with stone hearth & surround, door to

En-suite Shower Room

Comprising tiled walls & floor, low level w.c, bespoke vanity unit with inset wash hand basin with chrome mixer tap, vanity mirror with cupboard, vertical radiator, inset spotlights, chrome heated towel radiator. Shower cubicle with waterfall shower head, extractor fan.

Bedroom Two

14'6 x 13'4

With radiator, fitted wardrobes, dual aspect with double glazed window to the front & side.

Bedroom Three

13'6 x 8'9

With two radiators, dual aspect with double glazed window to the front & side.

Bedroom Four

9'5 x 8'4

With radiator, fitted cupboard, double glazed window to the rear.

Study

5'9 x 5'2

With radiator, double glazed window to the front.

Family Bathroom

10'7 x 5'7

Comprising roll top bath with shower attachment, vertical radiator, vanity unit with inset wash hand basin & chrome mixer tap, vanity mirror with cupboard, shower cubicle with waterfall shower head, glass door, inset spotlights, tiled walls & floor, double glazed window.

Separate W.C

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

Outside

To the front there is an area of lawn, mature shrubs & trees, archway & gate to pathway, arch leading to resin driveway providing parking and leading to the garage. To the rear there is a level patio area, mature trees & shrubs, flowerbeds, a level area of lawn, a pathway, a summer-house with double doors with two double glazed windows with storage, a patio area to the rear, pond with water feature, seating areas, tree swing, gate with wooden trellis & fence, potting shed, being enclosed by hedges, enjoying privacy and a south-easterly aspect.

Garage

12'5 x 9'6

With two wooden stable doors, consumer unit, electric meter, door to Utility Room.

NB

Council tax band: F

