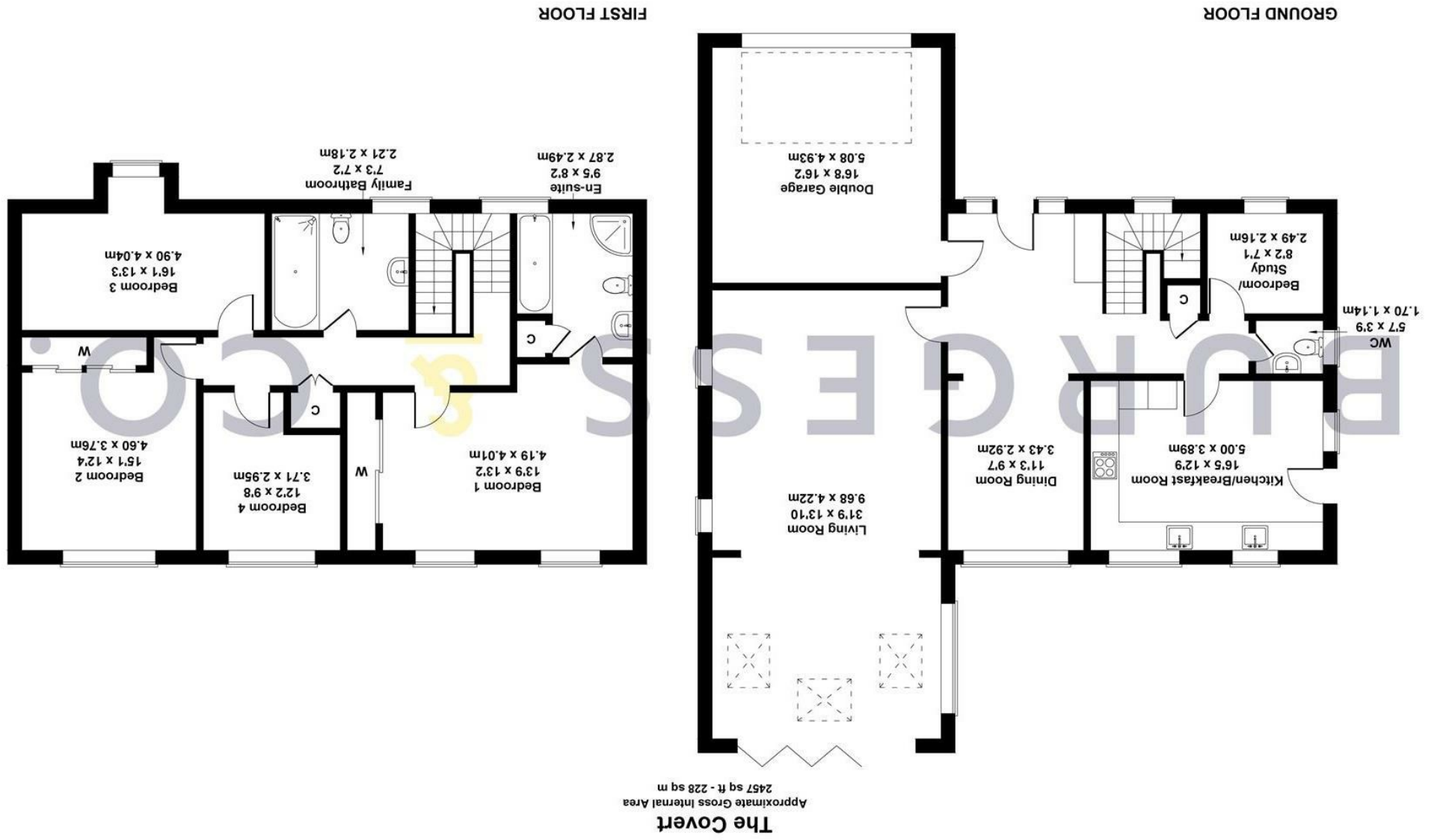




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BURGESS & CO.
01424 222255

Heather Lodge, 1 The Covert, Bexhill-On-Sea, TN39 4TP

£825,000 Freehold



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****CHAIN FREE**** Burgess & Co are proud to bring to the market this exceptional five bedroom detached family home, situated on a good size corner plot with a private south facing garden and enjoys sea views. Ideally located on one of Cooden's most favoured quiet cul de sac and within 5 minutes walk to Cooden Beach with its golf course, hotel, mainline railway station, bus services and the beautiful seafront. Little Common Village is within 3/4 of a mile with all its amenities, doctors surgery, independent shops and the sought after primary school. This rarely available property comprises a large entrance hall, open plan dining room, large extended living room with views across the SOUTH facing garden, quality fitted kitchen/breakfast room, study/bedroom, cloakroom and access into the integral double garage. To the first floor there are four good sized bedrooms, the main bedroom benefitting from fitted wardrobes & an en-suite bathroom, and there is also a family bathroom. Further benefits include gas central heating, double glazing and good standard of decoration throughout. To the outside the property boasts a large driveway with parking for several vehicles leading to an integral double garage, large front and rear lawned gardens with access down both sides of the property. This property must be seen to fully appreciate the size and quality on offer.

Entrance Hall

With radiator, Engineered Oak flooring, understairs cupboard housing consumer unit, stairs to first floor, personal door to garage.

Downstairs W.C

5'7 x 3'9
Comprising low level w.c, wall mounted wash hand basin with chrome mixer tap, chrome heated towel rail, tiled floor, double glazed leaded light frosted window to the side.

Living Room

3'19 x 13'10
With two radiators, engineered oak flooring, feature gas fireplace with marble effect surround & hearth, two double glazed windows. Opening to

Sun Lounge

With engineered oak flooring, radiator, three double glazed Velux windows, double glazed leaded light window to the rear, double glazed bi-fold doors to garden.

Dining Room

11'3 x 9'7
With radiator, double glazed leaded light window to the garden.

Kitchen/Breakfast Room

16'5 x 12'9
Comprising matching range of wall & base units, work surface, inset stainless steel sink unit with Britta water tap, fitted AEG eye level oven, integrated Kenwood dishwasher, AEG gas hob, AEG extractor hood, AEG microwave, fitted Kenwood fridge/freezer, space for washing machine, tiled splashback, additional Blanco sink with tap, ceramic tiled floor, radiator, two double glazed leaded light windows to the rear, double glazed leaded light window to the side, double glazed door to the side.

Study/Bedroom

8'2 x 7'1
With radiator, fitted shelves, double glazed leaded light window to the front. This could be a single bedroom if required.

First Floor Landing

With storage cupboard, access to loft being insulated & boarded, double glazed leaded light window.

Bedroom One

13'9 x 13'2
With radiator, fitted wardrobes with mirrored doors, two double glazed windows to the rear enjoying distant sea views. Door to

En-suite Bathroom

9'5 x 8'2
Comprising bath, vanity unit with inset wash hand basin, chrome heated towel rail, vanity mirror with light and shaver point, low level w.c, wall vanity unit, corner shower cubicle with Aqualisa shower & glass screen, extractor fan, partly tiled walls, airing cupboard with cylinder, double glazed leaded light window to the front.

Bedroom Two

15'1 x 12'4
With radiator, fitted wardrobes with mirrored doors, double glazed leaded light window to the rear.

Bedroom Three

16'1 x 13'3
With radiator, double glazed leaded light window to the front.

Bedroom Four

12'2 x 9'8
With radiator, double glazed leaded light window to the rear.

Family Bathroom

7'3 x 7'2
Comprising ceramic tiled floor, bath with shower over & shower screen, partly tiled walls, vanity unit with inset wash hand basin, low level w.c, vanity mirror with light, radiator, shaver point, double glazed leaded light window to the front.

Outside

To the front there is an area of lawned garden with mature plants & shrubs, block paved driveway for several vehicles leading to integral double garage. To the rear, there is a block paved patio area, seating areas, area of lawn, drain cover, steps down to lower section being enclosed by trees & fencing with gate leading to small parcel of land.

Integral Double Garage

With Marantec electric up & over door, storage space, double glazed door to the side.

NB

Council tax band: G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

