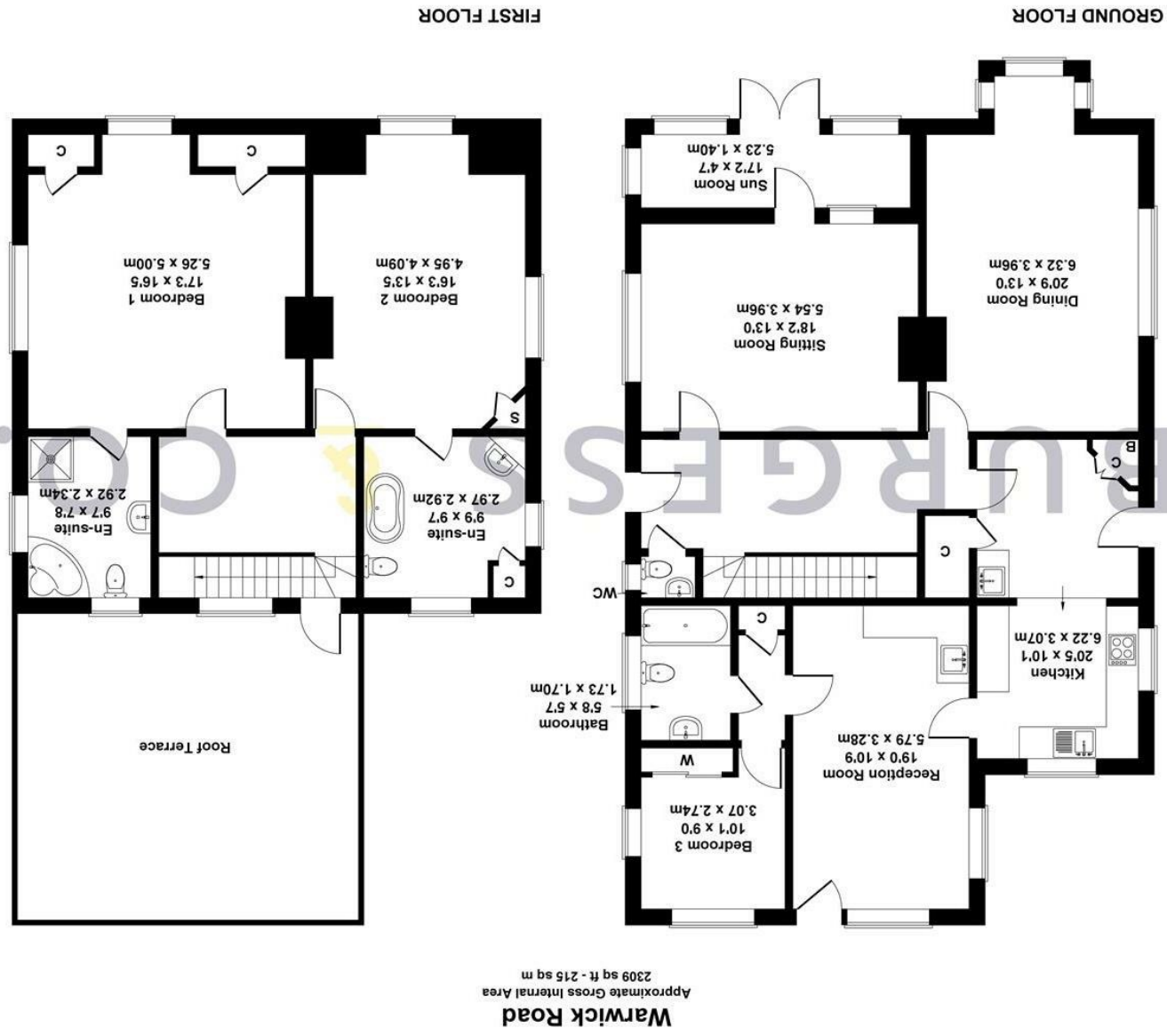




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BURGESS & CO.
01424 222255

Mulberry, 31 Warwick Road, Bexhill-On-Sea, TN39 4HG

£680,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this spacious three bedroom detached house, situated in this sought after area of Bexhill along a beautiful tree lined road. Located within close proximity to both Little Common Village & Bexhill Town Centre. This fantastic family home offers many original features and the accommodation comprises a large entrance hall, a stunning bespoke hand made kitchen, a downstairs cloakroom, a sitting room leading to a sun room, a separate dining room, an additional reception room, a double bedroom and a bathroom to the ground floor. To the first floor there are two double bedrooms both with en-suite bathrooms and access to a large roof terrace overlooking the well established west facing rear garden. Further benefits include gas central heating, a mixture of double and single glazed windows, extra height ceilings, and a fresh standard of decoration throughout. To the outside the property offers a front garden area, a sloped driveway leading to a detached single garage and a large well maintained rear garden enjoying privacy & seclusion. Viewing highly recommended by vendors sole agents to fully appreciate the quality and potential this property has to offer.

Entrance Hall

With radiator with decorative cover, fire alarm system, Honeywell thermostat, bespoke handmade staircase & spindles rising to first floor, understairs storage cupboard with concealed consumer unit & electric meter.

Downstairs W.C

Comprising low level w.c, corner wash hand basin, single glazed frosted window to the side.

Sitting Room

18'2 x 13'0

With radiator with decorative cover, feature gas fire with surround & hearth, ceiling rose & chandelier, picture rail, dual aspect with single glazed large window to the side, single glazed doors to

Sun Room

17'2 x 4'7

With radiator, brick tiled floor, panelled walls, feature bookcase, inset cupboards, stained glass & frosted windows, double doors to front.

Dining Room

20'9 x 13'0

With two radiators with decorative covers, feature open fire with surround & hearth, picture rail, ceiling rose, large single glazed bay window to front, single glazed window to the side.

Kitchen

20'5 x 10'1

Bespoke handmade Willow Tree Interiors kitchen comprising a matching range of wall & base units, floor to ceiling pantry cupboard housing brand new Glow-worm boiler, Quartz worksurface with inset Butler sink unit with Victorian mixer tap, space for washing machine, panelled splashbacks & upright, unit housing new fridge/freezer, walk-in pantry with shelving & storage, wooden door to the side. Step down to further kitchen area comprising matching range of wall & base units, moulded worksurfaces, inset stainless steel Abode sink with Victorian mixer tap, two fitted Neff ovens, Cooke & Lewis electric hob, integrated extractor hood over, integrated dishwasher, plinth heater, original timbers to ceiling, smoke detector, standing cupboard with shelving, single glazed window with secondary glazing to the side & rear.

Reception Room

19'0 x 10'9

With single glazed window with secondary glazing to the rear & side, wooden door to the garden. Door to

Inner Hall

With large fitted cupboard.

Bedroom Three

10'1 x 9'0

With radiator, fitted wardrobes, window to the side & rear.

Bathroom

5'8 x 5'7

Comprising bath with Triton electric shower over, shower screen, pedestal wash hand basin, vanity mirror & unit, low level w.c, radiator, partly tiled walls, single glazed frosted window to the side.

Half Landing

With door to

Roof Terrace

With cast iron railings overlooking the garden, enjoying the sun all day.

First Floor Landing

With picture rail, loft hatch.

Bedroom One

17'3 x 16'5

With two radiators with decorative cover, feature fireplace, bespoke handmade wardrobes, dual aspect with double glazed window to the front & side. Door to

En-suite Bathroom

9'7 x 7'8

Comprising corner bath with Victorian taps, shower cubicle with Mira electric shower, pedestal wash hand basin with Victorian taps, w.c, fitted vanity cupboards, tiled floor, partly tiled & partly panelled walls, radiator, vanity mirror with light, original timber features to ceiling, heated towel radiator, frosted window to the rear & side.

Bedroom Two

16'3 x 13'5

With two radiators with decorative covers, feature fireplace, picture rail, vanity unit with

inset wash hand basin, dual aspect with double glazed window to the front & side. Door to

En-suite Bathroom

9'9 x 9'7

Comprising roll top bath with Victorian mixer tap & shower attachment, low level w.c, bespoke vanity unit with inset wash hand basin, partly panelled walls, radiator, fitted airing cupboard, stone flooring, double glazed window to the rear & side.

Outside

To the front there is a sloped driveway with brick walls to either side & raised flowerbeds housing mature plants & shrubs leading to detached garage. There is also a shingle garden area with mature shrubs & hedges, steps through gate from pavement and access to both sides of the house.

To the rear the garden was originally designed by a plantsman with many rare plants and comprises a patio area surrounded by hedges, a further patio area, area of lawn, garden shed, potting shed, decked area with pergola, a pond, plenty of mature plants, shrubs & trees, two garden sheds and the garden enjoys privacy, seclusion and a westerly aspect.

Single Garage

With up & over door.

NB

Council tax band: E

