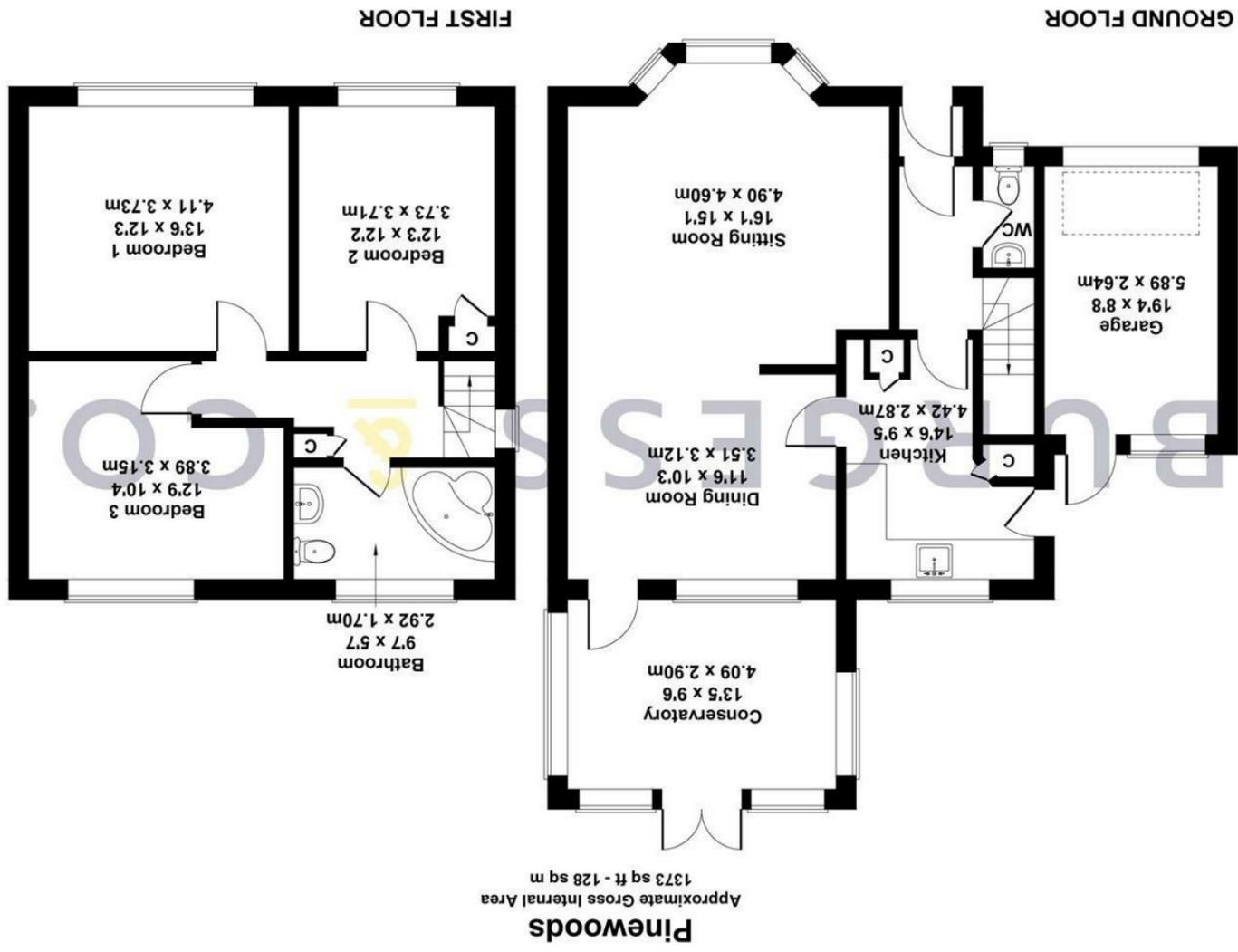




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BURGESS & CO. 11 Pinewoods, Bexhill-On-Sea, TN39 3UD
01424 222255

£525,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious detached house built by renowned local builder, RA Larkin, and situated in a quiet sought after residential area of West Bexhill. Ideally located being within walking distance of bus services with Little Common Village being half a mile away with Doctors surgery, shops, restaurants, pub and popular primary school. Bexhill Town Centre is within two miles providing a further array of shops, restaurants, mainline railway station and sea front. The accommodation is arranged to provide to the ground floor an entrance hall, living room, dining room, conservatory, kitchen, and cloakroom. To the first floor there are three bedrooms and a family bathroom. The property is in need of updating but benefits include double glazing, gas central heating, off road parking, and integral garage. A particular feature of the property are the delightful and well stocked front and rear gardens. Viewing is essential to fully appreciate all that this property has to offer and it comes CHAIN FREE.

Porch

With single glazed door to

Entrance Hall

With radiator, door to

Downstairs W.C

Comprising low level w.c, wall mounted wash hand basin, partly tiled walls, double glazed frosted window to the front.

Living Room

16'1 x 15'1
With two radiators, double glazed bay window to the front.

Dining Room

11'6 x 10'3
With radiator, serving hatch to kitchen, door to kitchen, single glazed window & door to

Conservatory

13'5 x 9'6
With power connected, double glazed windows, double glazed door to garden.

Kitchen

14'6 x 9'5
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, space for appliances, space for cooker, floor mounted boiler, two storage cupboards, partly tiled walls, double glazed window to the rear, double glazed door to the side.

First Floor Landing

With airing cupboard housing tank, access to loft being partly boarded & insulated with ladder, double glazed window to the side.

Bedroom One

13'6 x 12'3
With radiator, double glazed window to the front.

Bedroom Two

12'3 x 12'2
With radiator, fitted cupboard, double glazed window to the front.

Bedroom Three

12'9 x 10'4
with radiator, double glazed window to the rear.

Family Bathroom

9'7 x 5'7
Comprising corner bath with shower attachment & electric shower over, heated towel radiator, radiator, low level w.c, vanity unit with inset wash hand basin, double glazed frosted window to the rear.

Outside

To the front there is a driveway providing off road parking leading to the garage and an area of lawn enclosed by mature shrubs & hedges. To the rear there is a patio area, an area of lawn, a block paved path, flowerbeds housing mature shrubs, side access, being enclosed by mature hedges enclosed privacy & seclusion.

Garage

19'4 x 8'8
With up & over door, light & power connected, single glazed window & door to garden.

NB

Council tax band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

