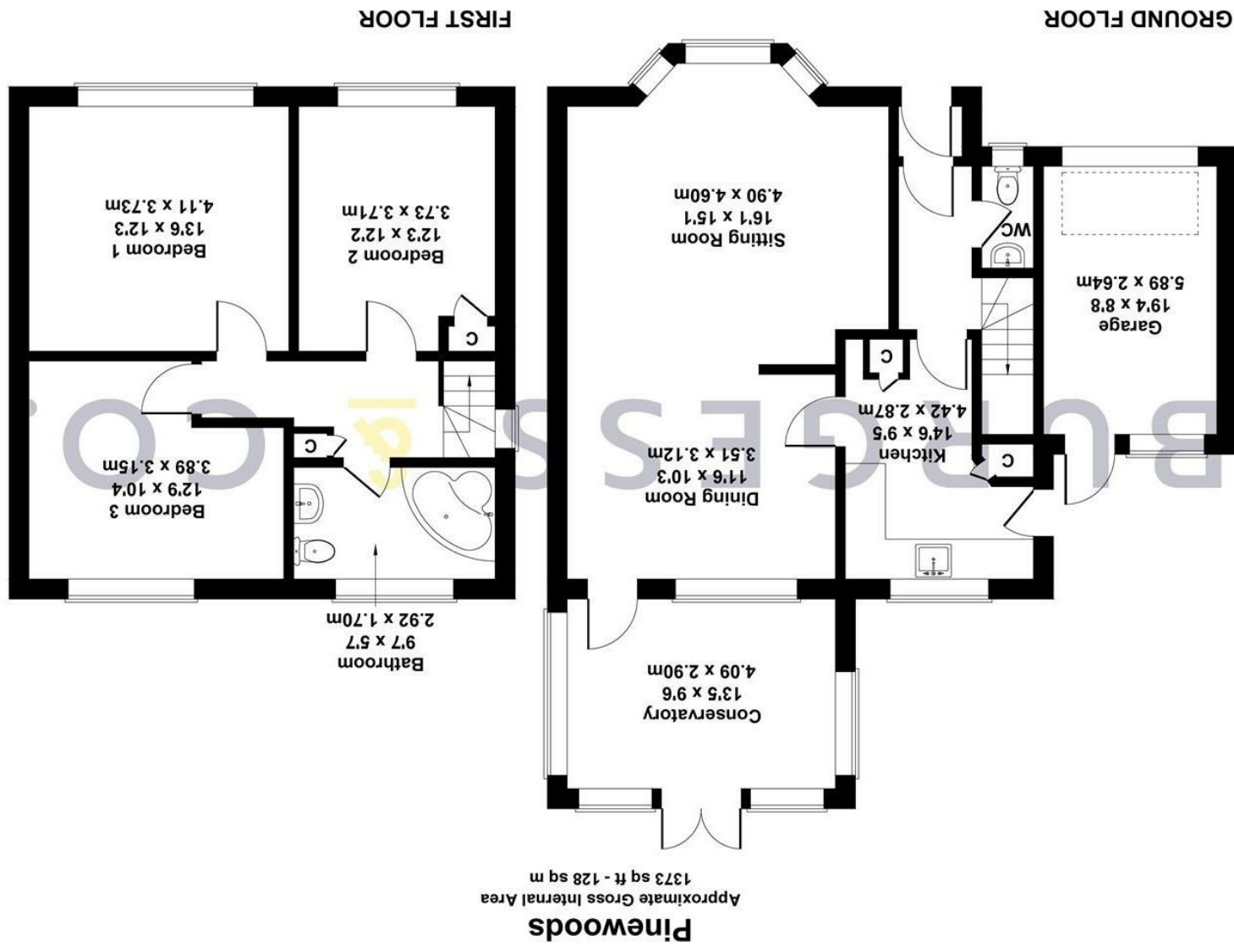




Not to Scale. Produced by The Plan Portal 2024  
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**BURGESS & CO.** 11 Pinewoods, Bexhill-On-Sea, TN39 3UD  
01424 222255

£525,000 Freehold



01424 222255

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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 