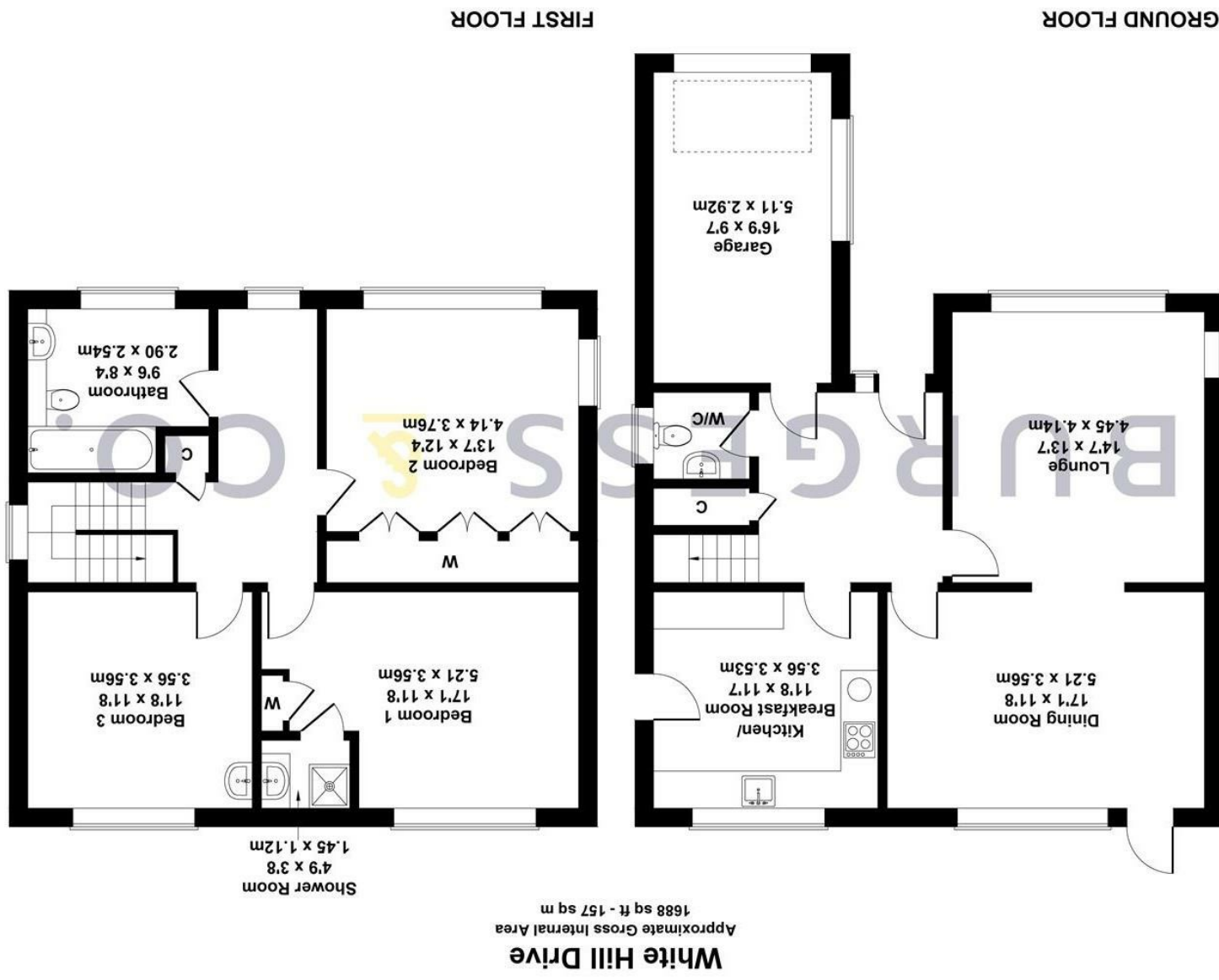




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**BURGESS & CO.** 7 White Hill Drive, Bexhill-On-Sea, TN39 3RN  
01424 222255

£525,000 Freehold





**01424 222255**

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this substantial three bedroom detached house with an attractive north facing garden. Ideally situated within this highly sought after residential area, located within easy reach of both the amenities of Little Common Village as well as Bexhill Town Centre. This rarely available property comprises large entrance hall, living room, dining room, separate cloakroom and a good size kitchen/breakfast room. To the first floor there are three double bedrooms and a family bathroom. Further benefits include double glazing and gas central heating. The property occupies a generous plot with a driveway providing off road parking for multiple vehicles leading leads to good sized integral garage and to the rear there is an enclosed garden being mainly laid to lawn. This is a must see property to fully appreciate the size and potential by vendors sole agents.

**Entrance Hall**

With radiator, stairs to First Floor, understairs storage cupboard with electric & plumbing for washing machine, door to Garage.

**Downstairs W.C**

Comprising low level w.c, vanity unit with inset wash hand basin, tiled floor, double glazed frosted window to the side.

**Living Room**

14'7 x 13'7  
With radiator, feature gas fire, double glazed window to the front & side. Opening to

**Dining Room**

17'1 x 11'8  
With radiator, double glazed window & door to the rear.

**Kitchen/Breakfast Room**

11'8 x 11'7  
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashback, fitted eye level double oven, inset gas hob with extractor hood over, space for appliances, tiled floor, radiator, space for table & chairs, double glazed window to the rear, double glazed frosted door to the side.

**First Floor Landing**

With radiator, loft hatch, airing cupboard, double glazed window to the front & side.

**Bedroom One**

17'1 x 11'8  
With radiator, built-in wardrobe, double glazed window to the rear. Door to

**En-suite Shower Room**

4'9 x 3'8  
Comprising shower cubicle with electric shower, pedestal wash hand basin, tiled walls & floor.

**Bedroom Two**

13'7 x 12'4  
With radiator, built-in wardrobes, double glazed window to the front & side.

**Bedroom Three**

11'8 x 11'8  
With radiator, vanity unit with inset wash hand basin, double glazed window to the rear.

**Family Bathroom**

9'6 x 8'4  
Comprising bath with shower over, vanity unit with inset wash hand basin, low level w.c, radiator, partly tiled walls, tiled floor, double glazed frosted window to the front.

**Outside**

To the front there is a driveway providing ample off road parking, a large area of lawned garden with flowerbeds. To the

rear there is a patio area, steps lead up to an area of lawn with flowerbed borders, mature trees and garden shed.

**Garage**

16'9 x 9'7  
With up & over door, Glow-worm boiler, light & power, double glazed frosted window to the side.

**NB**

Council tax band: E

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

