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Burgess & Co are delighted to bring to the market this exceptional and unique detached family house, located in a sought after road close to Bexhill/South Cliff seafront. Ideally situated within 1 mile of Bexhill Town Centre with its array of shopping facilities, mainline railway station, restaurants, and the iconic De La Warr Pavilion. The seafront with beach and promenade is less than a 5 minute walk away as well as Egerton Park and the Polegrove with Bexhill Football, Cricket and Bowls Clubs. The property is immaculately presented throughout and the accommodation comprises a large entrance hall, a living room, a separate dining room, a fitted kitchen/breakfast room, a conservatory and a downstairs cloakroom. To the first floor there are five bedrooms, an en-suite to the main bedroom, a family bath/shower room and a separate w.c. To the outside there is a driveway providing off road parking leading to a detached garage, and to the rear there is an enclosed, level garden being mainly laid to lawn with a large patio area, enjoying a SOUTHERLY ASPECT. Viewing is highly recommended to fully appreciate all this property has to offer by vendors sole agents.

Entrance Hall

With radiator, storage cupboard, understairs storage, stairs to first floor.

Downstairs W.C

Comprising vanity unit with inset wash hand basin with waterfall tap, radiator, double glazed frosted window to the front, door leading to further area with low level w.c, double glazed frosted window to the front.

Living Room

22'7 x 17'9

With two radiators, triple aspect with double glazed window to the front, double glazed bay window to the side, double glazed French doors opening to a loggia and the rear garden.

Dining Room

15'11 x 13'0

With two vertical radiators, serving hatch to kitchen, double glazed French doors to the rear with double glazed window to either side.

Kitchen/Breakfast Room

21'9 x 11'1

Comprising a matching range of wall & base units, worksurface, inset 1 & 1/2 bowl Butler style sink unit, tiled splashbacks, fitted gas hob, fitted eye level double oven, dishwasher, washing machine, Bosch fridge/freezer, inset ceiling spotlights, pantry cupboard, tiled floor, radiator, double glazed window to the front, double glazed frosted window to the side, composite door to the side. Double glazed French door to

Conservatory

12'7 x 12'4

With tiled floor, double glazed windows, double glazed French doors to the rear.

First Floor Landing

With radiator, inset ceiling spotlights, access via pull down ladder to loft space being fully insulated & partly boarded, double glazed frosted window to the front.

Bedroom One

16'0 x 11'2

With radiator, built-in wardrobes, double glazed window to the rear enjoying sea views. Door to

En-suite Shower Room

Comprising shower cubicle, wash hand basin with storage under, towel radiator, inset ceiling spotlights, extractor fan.

Bedroom Two

15'9 x 11'11

With radiator, built-in wardrobes, double glazed window to the side & rear with sea views.

Bedroom Three

12'10 x 11'11

With radiator, double glazed window to the side & rear with sea views.

Bedroom Four

12'2 x 9'5

With radiator, inset ceiling spotlights, double glazed window to the side.

Bedroom Five

9'6 x 9'6

With radiator, built-in cupboards, double glazed window to the side.

Family Bathroom

Comprising bath with shower attachment, large shower cubicle, vanity unit with inset wash hand basin & waterfall tap, two towel radiators, inset ceiling spotlights, partly tiled walls, two double glazed frosted windows to the front.

Separate W.C

Comprising low level w.c, partly tiled walls, inset ceiling spotlights, double glazed frosted window to the rear.

Outside

To the front there is a wall enclosed area of lawn with mature shrubs & hedges, a central pathway to leading to the entrance, a driveway providing off road parking leading to the detached garage and gated side access. To the rear there is a patio area being ideal for alfresco dining, an outside tap, two storage areas one housing Worcester boiler, pebbled pathway leading to a covered patio area, a large area of level lawn, a pebbled pathway with pergola, a garden shed, a bike shed, various flowerbeds housing mature plants & shrubs, being enclosed by mature hedges, enjoying privacy and a southerly aspect.

Detached Garage

15'9 x 10'4

With up & over door, light & power connected, window to the rear.

NB

Council tax band: F

Energy Efficiency Rating

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

