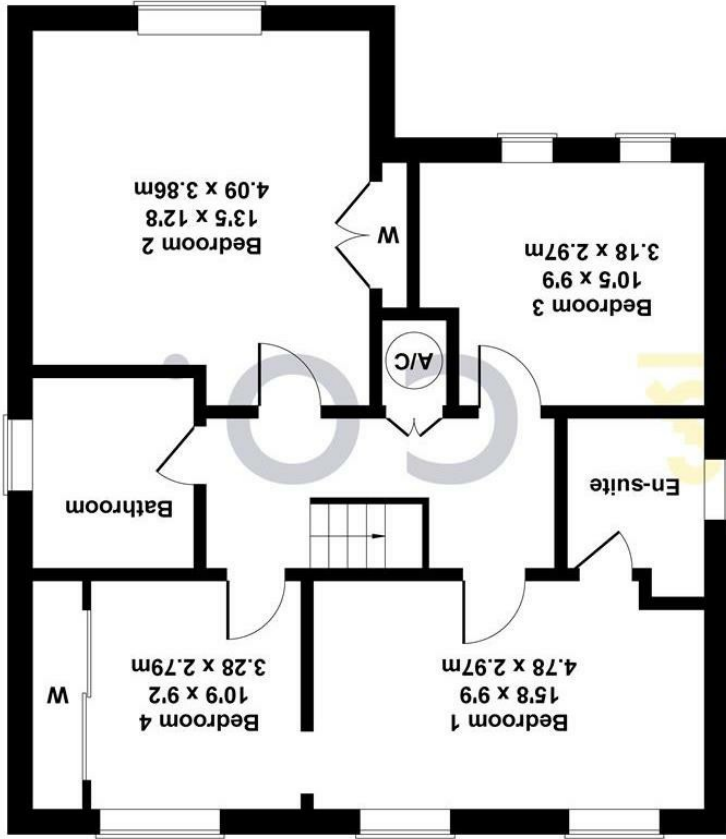


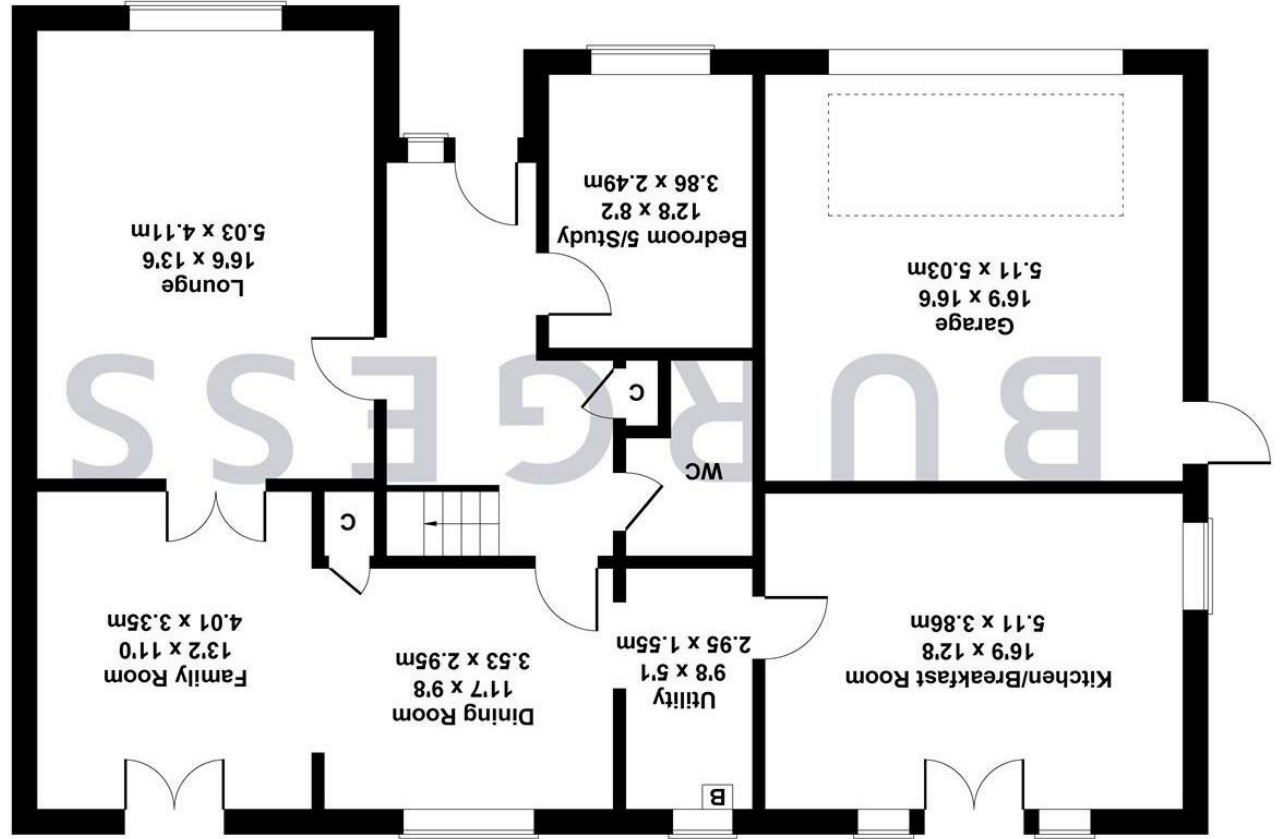


Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

FIRST FLOOR



GROUND FLOOR



Ceylon Walk
Approximate Gross Internal Area
2122 sq ft - 197 sq m

BURGESS & CO. 11 Ceylon Walk, Bexhill-On-Sea, TN39 3UG
01424 222255

£675,000 Freehold



01424 222255

Burgess & Co are proud to present a rare opportunity to acquire this impressive five bedroom detached house, located in a quiet Cul-de-Sac. Ideally situated in the sought after Cooden area of Bexhill being within 1.5 miles of Bexhill Town Centre with its amenities, shopping facilities, mainline railway station, seafront and the iconic De La Warr Pavilion. Also, within 1 mile is Little Common Village with its further array of amenities such as doctors surgery, primary school, independent shops and eateries. The property offers versatile accommodation with scope to extend (subject to planning) and currently comprises a large entrance hall, a downstairs w.c, a lounge, a family room opening to a dining room, a utility room, a bright modern fitted kitchen with large island/breakfast bar overlooking the beautiful rear garden and a study/bedroom five. To the first floor there four bedrooms, some with sea views and the main bedroom benefitting from a stunning en-suite shower room as well as a family bathroom. Further benefits include gas central heating with new boiler, double glazing throughout and a fantastic standard of decoration. To the front there is a well presented and maintained area of lawn, and a driveway providing ample parking with access to an integral DOUBLE garage. To the rear there is a delightful SOUTH FACING rear garden being mainly laid to lawn with various mature plants and shrubs, a raised summer house with decked area and a further side garden. This property is a must see to fully appreciate the size and quality of this family home with the vendors sole agents.

Porch

With tiled floor, two double glazed doors to

Entrance Hall

With radiator, storage cupboard, stairs to First Floor.

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin, towel radiator, partly tiled walls, tiled floor.

Lounge

16'6 x 13'6

With radiator, feature gas fireplace, double glazed window to the front. Double doors to

Family Room

13'2 x 11'0

With radiator, gas point, double glazed sliding door to the rear. Opening to

Dining Room

11'7 x 9'8

With radiator, storage cupboard, double glazed window to the rear. Opening to

Utility Room

9'8 x 5'1

Comprising matching range of wall & base units, worksurface, inset Butler sink unit, tiled splashbacks, space for appliances, new Worcester boiler, storage cupboard, double glazed window to the rear.

Kitchen/Breakfast Room

16'9 x 12'8

Newly fitted comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, tiled splashbacks, inset gas hob with extractor hood over, two eye level Neff ovens, wine cooler, integrated dishwasher, space for fridge/freezer, central island with breakfast bar & inset prep sink, pantry cupboard, inset ceiling spotlights, vertical radiator, hot water boiler, double glazed Velux window with automatic open/close, double glazed double doors to the rear with double glazed window to either side.

Study/Bedroom Five

12'8 x 8'2

With radiator, double glazed window to the front.

First Floor Landing

With radiator, airing cupboard housing water tank, access to loft via ladder being boarded & insulated.

Bedroom One

15'8 x 9'9

With radiator, ceiling fan, two double glazed windows to the rear enjoying sea views. Door to

En-suite Shower Room

Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin & waterfall tap, inset ceiling spotlights, electric towel radiator with timer, underfloor heating with timer, partly tiled walls, tiled floor, double glazed frosted window to the side.

Bedroom Two

13'5 x 12'8

With radiator, built-in wardrobe, double glazed window to the front.

Bedroom Three

10'5 x 9'9

With radiator, two double glazed windows to the front.

Bedroom Four

10'9 x 9'2

Currently used as a dressing room with radiator, built-in wardrobes, double glazed window to the rear enjoying sea views. Opening to Bedroom One.

Bathroom

Comprising bath with electric Triton shower over, low level w.c, vanity unit with inset wash hand basin & waterfall tap, towel radiator, inset ceiling spotlights, partly tiled walls, tiled floor, double glazed frosted window to the side.

Outside

To the front there is a block paved driveway providing off road parking for multiple vehicles, an area of lawn with flowerbeds housing mature shrubs and gated side access. To the rear there is a large south facing garden comprising an area of lawn, flowerbeds housing mature plants & shrubs, a seating area, outside tap, a summer-house with light & power, another summer house with outside solar lighting and the garden is enclosed by fencing.

Double Garage

16'9 x 16'6

With electric door, light & power connected, side door to garden.

NB

Council tax band: F

