



**BURGESS & CO.**  
01424 222255

27 Fontwell Avenue, Bexhill-On-Sea, TN39 4ES

£585,000 Freehold



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Burgess & Co are delighted to bring to the market this spacious detached house, located in a quiet and popular residential area. Situated within close proximity to Little Common Village with its shops, doctors surgery, bus services and sought after primary school. Bexhill Town Centre is within 3 miles and provides further shops, restaurants, mainline railway station and seafront. This family home offers bright accommodation throughout comprising a living room, a dining room, a conservatory, a kitchen with separate utility area, and a downstairs cloakroom to the ground floor. To the first floor there are four bedrooms and a family bathroom/w.c. The property also benefits from double glazing, solar panels supplying hot water, and gas central heating. To the front there is off-road parking for several vehicles, an integral garage and to the rear there is a private and secluded south facing garden with a gate opening onto the woodlands. Viewing highly recommended by vendors sole agents.

**Entrance Hall**

With radiator, stairs to First Floor.

**Living Room**

14'11 x 12'10

With radiator, feature electric fire, understairs storage cupboard, double glazed bay window to the front with fitted shutters. Opening to

**Dining Room**

17'3 x 9'6

With radiator, double glazed window to the rear with fitted shutters, double glazed sliding door to

**Conservatory**

13'6 x 7'8

With double glazed windows, double glazed patio doors to the garden.

**Kitchen**

14'6 x 8'5

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted eye level double oven, integrated fridge/freezer, space for washing machine & dishwasher, breakfast bar area, radiator, two double glazed windows to the rear. Stable style door to

**Utility Area**

8'2 x 2'10

With appliance space, double glazed frosted window to the side, double glazed door to the rear.

**Downstairs W.C**

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

**First Floor Landing**

With airing cupboard, loft hatch.

**Bedroom One**

12'9 x 12'0

With radiator, built-in wardrobes, double glazed window to the front with fitted shutters.

**Bedroom Two**

12'0 x 8'1

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

**Bedroom Three**

11'9 x 9'4

With radiator, double glazed window to the rear.

**Bedroom Four**

9'8 x 8'1

With radiator, double glazed window to the rear.

**Family Bathroom**

Comprising Jacuzzi bath with shower over, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, tiled floor, towel radiator, double glazed frosted window to the rear.

**Outside**

To the front there is an area of lawn, flowerbeds housing mature shrubs & trees and a block paved driveway providing off road parking leading to a garage. To the rear there is a south facing garden comprising a paved patio, an area of lawn, a flowerbed housing mature shrubs, a raised flowerbed housing plants, side access and the garden is enclosed by fencing with a gate opening onto the woodlands.

**Garage**

18'0 x 8'1

With electric roller door, light & power, Worcester boiler, fuse box, personal door.

**NB**

Council tax band: E

