



BURGESS & CO.
01424 222255

20 Richmond Grove, Bexhill-On-Sea, TN39 3EQ

Offers Invited



01424 222255**£850,000 Freehold**

Burgess & Co are delighted to bring to the market this exceptionally spacious and unique detached house that has retained many original features, 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 accommodation is arranged to provide an entrance porch, a large hallway, a 20'3 sitting room, a 19'3 dining room, a 13'3 kitchen, a utility room, a study, a bathroom, a sun room, and a cloakroom to the ground floor. To the first floor there are five bedrooms, a family bathroom and a separate toilet. The property benefits from off road parking, an integral garage, double glazing, gas central heating and a particular feature is the large and substantial enclosed rear garden being mainly laid to lawn. Viewing is highly recommended to fully appreciate all this property has to offer by vendors sole agents

Porch

With single glazed window & door to the side, double glazed door & window to the front, original front door to

Vestibule

With tiled floor, double glazed window to the front, single glazed French doors to

Hallway

With two radiators, open fireplace with electric fire, original wood flooring, door to

Sitting Room

20'3 x 14'9

With radiator, feature open fireplace, double glazed window & door to the front, double glazed bay window to the side.

Dining Room

19'3 x 13'6

With radiator, feature open fireplace, serving hatch to kitchen, double glazed bay window to the front, double glazed slit window to the side.

Kitchen/Breakfast Room

13'1 x 12'2

Comprising matching range of wall & base units, worksurface, inset sink unit, space for Range master cooker with extractor hood over, undercounter space for fridge & freezer, space for dishwasher, radiator, space for table & chairs, cupboard housing Worcester boiler, double glazed window to the rear. Door to

Utility Room

With original tiled floor, worksurface, inset sink & drainer, space for appliances, partly tiled walls, radiator, cupboard with double glazed frosted window to the side, further cupboard with double glazed frosted window to the side, personal door to garage, double glazed window & door to the side. Door to

Bathroom

12'2 x 4'7

Comprising bath with shower attachment over, low level w.c, pedestal wash hand basin, radiator, towel radiator, partly tiled walls, three double glazed frosted windows.

Study

9'9 x 8'5

With radiator, double glazed window to the rear.

Inner Hall

Accessed from door to main hallway or the sun room, With stairs rising to the First Floor.

Sun Room

10'5 x 8'6

With original tiled floor, single glazed window to the side, single glazed window & door to the rear.

Downstairs W.C

Comprising low level w.c, wash hand basin, original tiled floor, electric heater, double glazed frosted window to the rear.

First Floor Landing

With radiator, airing cupboard, access to loft via ladder being insulated & partly boarded, double glazed floor to ceiling window.

Bedroom One

16'8 x 13'9

With radiator, two storage heaters, feature open fireplace, built-in cupboard, fitted bookcase, double glazed slit window to the side, double glazed window to the front with distant sea views.

Bedroom Two

16'4 x 12'4

With feature open fireplace, built-in wardrobes, wash hand basin, double glazed window to the front with distant sea views.

Bedroom Three

14'9 x 14'2

With radiator, feature open fireplace, built-in cupboard with wash hand basin, double glazed window to the front & side with distant sea views.

Bedroom Four

12'9 x 12'2

Currently used as a Kitchenette with original worksurface, inset sink, tiled splashback, double glazed window to the rear. With storage heater, eaves storage cupboard, built-in cupboard. Could be a bedroom if required.

Bedroom Five

11'9 x 7'6

With double glazed window to the side.

Bathroom

9'2 x 6'6

Comprising bath with shower attachment, aqua-panelled walls, low level w.c, pedestal wash hand basin, heated towel radiator, double glazed frosted window to the rear.

Separate W.C

Comprising low level w.c, wash hand basin, partly tiled walls, radiator, double glazed frosted window to the rear.

Outside

To the front there is an area of lawn with flowerbeds housing mature hedges & trees, enjoying privacy, a driveway providing off road parking leading to a garage and side access. To the rear there is a substantial garden being mainly laid to lawn with flowerbeds housing mature shrubs & trees, outside water tap, a patio area, a central pathway leading to a gate which provides access to Cooden Drive and the garden is enclosed by fencing.

Garage

20'6 x 9'6

With barn style doors to the front, fuse box, single glazed window to the side.

NB

Please note that this property has the flexibility to be two flats if required by using the inner door to separate the ground floor from the first floor, which could benefit multi generational living.

Council tax band: G

