



**BURGESS & CO.**  
01424 222255

29 Seabourne Road, Bexhill-On-Sea, TN40 2SN

Offers Over  
£595,000 Freehold





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**\*\* Call To Register - Open Day on 7th December - An opportunity to meet the developers and ask any questions, champagne and nibbles will be available \*\*** Burgess & Co are delighted to bring to the market one of these exceptional newly built detached houses finished to a high specification. Ideally located being less than a mile from Ravenside retail park with its shopping facilities, leisure centre and access to Glyne Gap beach. Bexhill Town Centre is within 2 miles with further shopping facilities, mainline railway station and the seafront. Each house is arranged to provide a spacious open plan 28'ft lounge/kitchen area, a cloakroom and a guest bedroom with en-suite shower room to the ground floor. To the first floor are three further bedrooms one of which has an en-suite shower room and there is a family bathroom. Benefits include a high specification throughout, fitted solar panels with battery storage, Fibre connected internet, off road parking and EV charging point, landscaped rear gardens, double glazing, gas central heating with zoned heating system - 2 nest systems and a 10 year Build Zone Warranty. Viewing is essential to truly appreciate the high level of detail and specification these properties offer.

**Entrance Hall**

With newly fitted luxurious carpets and underlay.

**Open Plan Lounge/Kitchen**

28'0 x 17'9

Brand new shaker style kitchen to one end of the room - the colour can be chosen, with 20mm Quartz Worktop and Tiled Kitchen Splashback, and includes fully integrated appliances - fridge/freezer, dishwasher, washing machine, hob, oven, sink, extractor, Hanging Pendants over kitchen island unit with worktop overhang to provide seating for 3 people. Double glazed Anthracite Bi-folds doors (4 metres wide) open up onto a terrace area overlooking the landscaped gardens.

**Guest Bedroom**

10'11 x 10'11

With newly fitted Luxurious carpet and underlay, window to front aspect, radiator, built in wardrobe, door to

**En-Suite Shower Room**

Newly fitted with tiled walls, shower cubicle, sink, low level toilet, towel radiator, window to side, and under floor heating

**Cloakroom**

Newly fitted and tiled with sink, low level WC and raditor.

**First Floor Landing**

With Oak banister rail and luxurious carpet and underlay leading to first floor landing with two Velux roof lights.

**Bedroom One**

16'3 x 15'6

With newly fitted luxurious carpet and underlay, radiator, window overlooking rear garden, Velux roof light, door to

**En-suite Shower Room**

Newly fitted with tiled walls, shower cubicle, sink, toilet and towel radiator and under floor heating, Bluetooth, demist mirrors with integrated shaver sockets

**Bedroom Two**

15'6 x 9'4

With newly fitted luxurious carpet and underlay. radiator, window to front aspect and Velux roof light.

**Bedroom Three**

13'11 x 9'1

With newly fitted luxurious carpet and underlay. radiator, Velux roof light.

**Family Bathroom**

Comprising low level w.c, wash hand basin, bath with shower over, electric UFH heating, Bluetooth, demist mirrors with integrated shaver sockets

**NB**

These are built to a high specification and come with a standard, Dimmable Spotlights in kitchen, hallway, the guest bedroom and master bedroom. There will be Pendants in the

other bedrooms. Double USB sockets with Chrome face plates, 6 x Velux Rooflights. Images are just illustrative and design is subject to change. Please note the total gross internal area is 151sqm - which includes the bathrooms and hallways.

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	

