



BURGESS & CO.
01424 222255

53 Chantry Avenue, Bexhill on Sea, TN40 2EB

£650,000 Freehold



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Burgess & Co are delighted to bring to the market this spacious and well presented detached family home, ideally located approximately a mile away from Bexhill Town Centre with its array of shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation is arranged to provide an entrance porch, an entrance hall, a modern open plan kitchen/dining room, a living room, an additional reception room, a utility/lean to, a bedroom five with en-suite shower room and a cloakroom to the ground floor. To the first floor there are four double bedrooms with two en-suite shower rooms, a dressing area to the main bedroom and a modern family bathroom. The property further benefits from gas central heating, double glazing, a mixture of quality flooring and good decoration throughout. To the outside there is off road parking for several vehicles, a detached garage and an exceptionally large enclosed west facing rear garden with patio area. Viewing is considered essential to truly appreciate all that this quality property has to offer by vendors sole agents.

Porch
With built-in seats & storage, fitted cupboards, tiled floor, double glazed window to the front & side, double glazed wooden door to

Entrance Hall
With vertical radiator, understairs storage cupboard, inset ceiling spotlights, tiled floor.

Downstairs W.C
Comprising low level w.c, wash hand basin, vertical towel radiator.

Reception Room
12'7 x 11'6
With vertical radiator, media wall, inset ceiling spotlights, double glazed bay window to the front with fitted shutters & built-in seat with storage.

Living Room
18'10 x 13'11
With vertical radiator, feature electric log burner, built-in speakers, inset ceiling spotlights, two double glazed windows to the side, double glazed window & door to the rear. Opening to

Kitchen/Dining Room
20'5 x 15'11
Comprising matching range of wall & base units, Oak worksurfaces, Butler sink with filter tap, space for Ranger Master cooker, space for American style fridge/freezer, space for dishwasher, central island with electric sockets & space for bar stools, brick style splashback, tiled floor, pull out pantry cupboard, space for table & chairs, built-in speakers, inset ceiling spotlights, double glazed bi-fold doors to the rear garden. Stable style door to

Lean-to/Utility
With light & power, space for appliances, double glazed Velux window.

Bedroom Five
14'3 x 10'8
With two radiators, fitted cupboards, inset ceiling spotlights, two double glazed Velux windows to the side, two double glazed frosted windows to the front. Door to

En-suite Shower Room
Comprising walk-in shower with Victorian style shower attachments & glass sliding door, vanity unit with inset wash hand basin, low level w.c, LED mirror, vertical towel radiator.

First Floor Landing
With radiator, spotlights, built-in cupboard, loft hatch, double glazed window to the front with fitted shutters.

Bedroom One
13'8 x 12'7
With radiator, built-in speakers, inset ceiling spotlights, double glazed window to the rear. Sliding door to en-suite, opening to

Dressing Area
12'11 x 5'10

En-suite Shower Room
Comprising shower cubicle with Victorian style shower attachment, vanity unit with inset wash hand basin, low level w.c, shaver point, vertical towel radiator, partly tiled & partly panelled walls, double glazed frosted window to the rear.

Bedroom Two
13'2 x 12'10
With radiator, built-in wardrobe, built-in speakers, inset ceiling spotlights, double glazed bay window to the front with seat.

Bedroom Three
11'9 x 10'4
With radiator, built-in wardrobe, built-in speakers, inset ceiling spotlights, double glazed window to the rear.

Bedroom Four
11'0 x 8'4
With radiator, built-in speakers, inset ceiling spotlights, double glazed window to the rear. Door to

En-suite Shower Room
Comprising shower cubicle with Victorian style attachment, low level w.c with inset wash hand basin, tiled splashback, towel radiator, shaver point.

Family Bathroom
Comprising free standing bath with free standing mixer tap, corner shower cubicle with Victorian style shower attachment, vanity unit with inset wash hand basin, low level w.c, LED mirror, shaver point, inset ceiling spotlights, tiled floor, partly panelled walls, towel radiator, double glazed frosted window to the side.

Garage
26'8 x 12'4
Currently used as a gym with light & power connected, door to the side, double glazed window to the side, barn style doors.

Outside
Front – block paved carriage driveway, double gates leading to the garage, flowerbed with mature shrubs, power point, access to downstairs bedroom
Rear – limestone patio area, two outside sheds, area of lawn, mature shrubs, kids play area enclosed.

NB
Council tax band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

