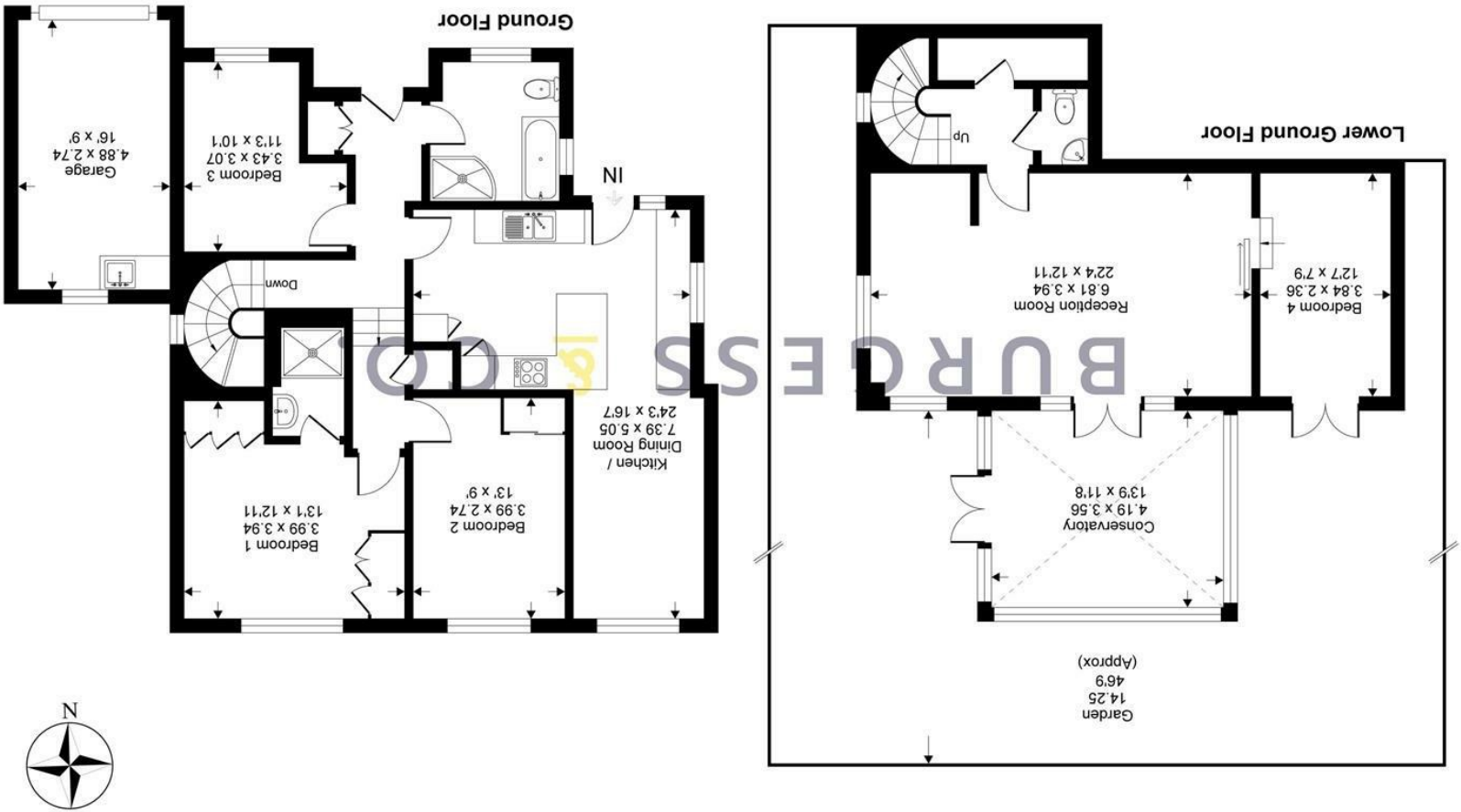




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Wealden Way, TN39
Approximate Gross Internal Area = 162 sq m / 1740 sq ft (includes garage)

BURGESS & CO.
01424 222255

27 Wealden Way, Bexhill-On-Sea, TN39 4NZ

Offers Over
£490,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to offer this four bedroom detached family home, ideally situated in a quiet residential road, close to Little Common Village with its sought after primary school and amenities, as well as being within walking distance of the Highwoods Golf Course. Bexhill Town Centre is also within close driving distance with its shops, restaurants, mainline railway station and the seafront. The split level accommodation comprises entrance hall, modern kitchen/dining room, living room, large conservatory, downstairs w.c, four bedrooms with en suite shower room to the main bedroom and modern family bathroom. To the outside there is a great size frontage providing ample off road parking, leading to a garage and to the rear there is well maintained SOUTH facing garden. Viewing is highly recommended to appreciate all this property has to offer by sole agents.

Entrance Hallway

With radiator, storage cupboard, loft hatch.

Kitchen/Dining Room

24'3 x 16'7

Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit, wall mounted integrated wine rack, integrated AEG eye level double oven, integrated NEFF hob with extractor over & stainless steel splashback, breakfast bar area, space for American style fridge/freezer, space & plumbing for washing machine & dishwasher, plinth lighting, radiators, ample space for dining table and chairs, triple aspect room with double glazed windows.

Bedroom Three

11'3 x 10'1

With radiator, double glazed window to front.

Family Bathroom

Comprising panelled bath with shower attachment, separate shower cubicle, low level w.c, pedestal wash hand basin, partly tiled walls, chrome heated towel rail, double glazed window to the front & side.

Split Level Landing

With storage cupboard.

Bedroom One

13'1 x 12'11

With radiator, two built-in wardrobes, double glazed window overlooking rear garden, door to

En Suite Shower Room

Comprising shower cubicle, vanity unit with inset wash hand basin, mirrored vanity cupboard, fully tiled walls.

Bedroom Two

13'0 x 9'0

With radiator, built-in wardrobe, double glazed window overlooking rear garden.

Lower Ground Floor

Spiral staircase down

Separate W.C

Comprising low level w.c, wash hand basin.

Living Room

22'4 x 12'11

With two radiators, double glazed window to side & rear, sliding door into Bedroom Four, double glazed French doors to

Conservatory

13'9 x 11'8

With underfloor heating, dwarf brick built walls, double glazed windows & roof, double glazed door leading to the rear garden.

Bedroom Four

12'7 x 7'9

With radiator, double glazed window to the side, double glazed French doors leading to the rear garden.

Outside

To the front there is a large block paved driveway leading to garage, decorative planting area with mature plants and shrubs, side access and stairs leading to front door. To the rear there is a patio area with ample space for table and chairs, block paved pathway, an area of lawn with mature plants & shrubs, timber built shed, summer house and enclosed by wood panelled fencing.

Garage

16'0 x 9'0

With up & over door.

NB

This property has solar panels which are owned and further information can be provided upon request. Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	90
(81-91) B		
(69-80) C		
(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	

