



BURGESS & CO.
01424 222255

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

£525,000 Freehold



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

