



BURGESS & CO.
01424 222255

22 Meads Road, Bexhill-On-Sea, TN39 4SY

£825,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious detached family home, situated in this highly sought after location being within walking distance to Little Common Village with its array of amenities, independent shops, restaurants, doctors surgery, popular primary school and bus services. The accommodation comprises a large entrance hall, a living room, a family room, a study, an open plan kitchen/dining room, a utility room, a snug and a downstairs shower room/w.c. To the first floor there are four bedrooms with two benefitting from en-suite shower rooms and a family bathroom. To the outside the property offers a gated driveway providing off road parking, a single garage and to the rear there is a large enclosed garden being mainly laid to lawn enjoying privacy. Viewing is considered essential to fully appreciate all this wonderful property has to offer.

Entrance Hall

With radiator, stairs to first floor, double glazed frosted window to the front.

Study

9'9 x 9'9
With radiator, double glazed window to the front.

Living Room

21'2 x 14'2
With two radiators, open fire with log burner, parquet flooring, two double glazed slit windows to the side. Bi-fold doors to

Family Room

21'8 x 12'9
With log burner, tiled floor, electric underfloor heating, inset ceiling spotlights, electric fitted blinds, skylight, double glazed windows to the both sides, double glazed bi-fold doors to the rear. Double doors to

Kitchen/Dining Room

23'0 x 14'8
Comprising matching range of wall & base units, marble worksurface & splashbacks, inset double Butler sink, fitted Lamona five ring gas hob with extractor hood over, fitted eye level Bosch double oven, integrated Lamona microwave, integrated Bosch dishwasher, space for American style fridge/freezer, space for table & chairs, radiator, vertical radiator, tiled floor, two double glazed windows to the rear, double glazed door to the rear. Door to

Utility Room

Comprising matching range of wall & base units, worksurface, inset sink unit, space for appliances, radiator, storage cupboard, tiled floor, double glazed frosted window & door to the side.

Snug

11'4 x 7'10
With radiator, double glazed window to the front.

Shower Room

Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, towel radiator, tiled floor.

First Floor Landing

With radiator, hatch to loft being partly boarded & insulated (no ladder), fitted cupboard, double glazed window to the front.

Bedroom One

18'9 x 12'10
With radiator, built-in wardrobes, double glazed window to the rear. Door to

En-suite Shower Room

Comprising aqua-panelled shower cubicle with waterfall shower head, vanity unit with inset wash hand basin, low level w.c, heated towel radiator, partly panelled walls, tiled floor, double glazed frosted window to the side.

Bedroom Two

15'0 x 14'0
With radiator, built-in wardrobe, double glazed window to the rear. Door to

En-suite Shower Room

Comprising walk-in shower cubicle, pedestal wash hand basin, low level w.c, shaver point, partly tiled walls, tiled floor, double glazed frosted window to the side.

Bedroom Three

17'0 x 9'7
With radiator, double glazed Velux window, double glazed window to the front.

Bedroom Four

10'10 x 9'9
With radiator, double glazed window to the front.

Family Bathroom

Comprising bath with shower attachment, low level w.c, vanity unit with inset wash hand basin, LED mirror, towel radiator, inset ceiling spotlights, partly tiled walls, tiled floor, natural light tunnel.

Outside

To the front there is a gated block paved driveway providing off road parking leading to a garage, an electric charging point, flowerbeds housing plants and side access. To the rear there is a raised decking area with glass screen, steps down to a patio area ideal for alfresco dining, an area of lawn, a pathway, pergola leading to a secret garden, mature hedges, plants & shrubs and a garden shed.

Garage

15'7 x 8'9
With up & over door, meters, fuse box, wall mounted Atag boiler.

NB

Council tax band: G

