



£860,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this charming, bright and spacious detached period property that has been tastefully renovated by the current vendors in their ownership. Ideally located being a short walk from the seafront and 1 mile away from Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and the iconic De La Warr Pavilion. The accommodation is arranged to provide a spacious entrance hall, 21'5ft living room, a second reception room, a modern fitted 32'8 kitchen/dining room with a particular feature being hidden access to a utility room, and a cloakroom. To the first floor there is a good size landing, four double bedrooms with the main bedroom having a modern en-suite shower room, there is a balcony off of the second bedroom, and a re-fitted Victorian style family bathroom. Benefits include original features, gas central heating, double glazing and newly decorated throughout. To the outside electric gates gives access to a block paved driveway providing ample off road parking leading up to an integral garage. To the rear there is a good size enclosed south facing garden. Viewing is highly recommended to truly appreciate the quality of this property as well as the sought after location.

Entrance Hall
With radiator, storage cupboard, partly panelled walls, understairs storage cupboard, double glazed window to the side. Personal door to garage.

Downstairs W.C
Comprising low level w.c, corner vanity unit with Victorian style corner wash hand basin, towel radiator, tiled floor, double glazed frosted window to the front.

Reception Room
13'3 x 9'8
With radiator, double glazed window to the front & side, double glazed frosted door to the side.

Living Room
21'5 x 14'4
With radiator, feature gas fire, panelled walls, double glazed bay window to the rear with original window seat & storage, two double glazed windows to the side. Door to

Kitchen/Dining Room
32'8 x 13'4
Newly fitted comprising matching range of wall & base units, quartz worksurfaces, inset Butler sink unit with Victorian style tap, inset electric hob with extractor hood over, fitted eye level Lamona double oven, integrated Lamona microwave, space for American style fridge/freezer, central island with three pendant lights & space for three bar stools, pull out bins, three vertical radiators, inset ceiling spotlights, double glazed roof, double glazed windows, double glazed door to the rear garden. Two hidden doors to

Utility Room
8'8 x 4'7
Newly fitted comprising matching range of drawer & base units, worksurface, inset Butler sink, integrated dishwasher, inset ceiling spotlights, vertical radiator, double glazed frosted window to the side, double glazed skylight, double glazed door to the rear.

First Floor Landing
With airing cupboard, loft hatch, double glazed window to the front.

Bedroom One
21'3 x 14'1
With radiator, fitted wardrobes & dressing table, two wall lights, double glazed bay window to the rear. Pocket sliding door to

En-suite Shower Room
Comprising walk-in shower with waterfall shower head, vanity unit with inset wash hand basin, low level w.c, tiled walls & floor, LED mirror, towel radiator, borrowed light window.

Bedroom Two
14'2 x 13'5
With radiator, built-in wardrobe, double glazed windows to the rear, double glazed double doors to Balcony overlooking the rear garden.

Bedroom Three
13'5 x 8'0
With radiator, double glazed window to the front, double glazed frosted window to the side.

Bedroom Four
14'8 x 7'11
With radiator, double glazed corner window to the rear.

Family Bathroom
Comprising bath with Victorian style tap & shower over with screen, Victorian style wash hand basin with storage under, low level w.c, LED mirror, partly tiled walls, Victorian style towel radiator, double glazed frosted window to the front.

Outside
To the front there are electric gates opening to a block paved driveway leading to garage, an area of lawn, flowerbeds borders housing mature plants & shrubs, electric car charger, gated access to both sides. To the side

there is a courtyard area & two storage areas. To the rear there is an extensive level South Facing garden being mainly laid to lawn with flowerbeds housing mature shrubs & trees, a woodchip play area and is enclosed by fencing.

Garage
17'1 x 7'0
With up & over door, Worcester combi boiler 2 years old, space for appliances, double glazed window to the rear.

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
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

