



BURGESS & CO. • 5 Holmes Farm Cottages, Whydown Road, Bexhill-On-Sea, TN39 4RF
01424 222255

Offers Over
£600,000 Freehold



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Burgess & Co are delighted to offer a rare opportunity to acquire this four bedroom semi detached house set on a 2000 sqm plot in open farmland 8 km north west of Bexhill and 3 km from the amenities at Little Common Village. This lovely house was built in the 1930s and sensitively extended in the mid 1980s, including a large sunny decked area within the 1600 sqm SOUTH FACING GARDEN. The accommodation comprises entrance porch, entrance hall, two adjoined living rooms with multi fuel stove, dining room, big modern kitchen and utility room/w.c. To the first floor there are four bedrooms one with an en suite shower room and a fitted family bathroom. To the outside there is a 1.5 sized tandem garage and additional parking for multiple vehicles, the gardens includes flower and vegetable beds, a fruit cage, greenhouse, shed, substantial brick outbuilding, wild flower meadow, an orchard, mature trees including Willow, Paperbark Birch and Oak and a large decked area for seating and plenty of room to relax. Over the last 14 years, the current owners have renovated, refurbished and maintained the property to an extremely high standard. The whole package represents a lovely house set in beautiful surroundings. Further benefits include oil fired central and water heating as well as a south facing solar panel which augments the water heating. This is a must see property to appreciate the magnificent countryside position and stunning views.

Porch
Being thermal lined with radiator, tiled floor, space for coats & shoes, double glazed frosted window to the front. Door to

Entrance Hall
With radiator, under-stairs storage cupboard, stairs to First Floor, double glazed window to the front.

Dining Room
12'2 x 11'1
With radiator, fitted carpet, built-in cupboards & glass fronted display shelves, space for 6/8 seater table & chairs, double glazed window to the rear overlooking the garden.

Snug
15'9 x 12'5
With radiator, parquet flooring, original built-in shelving to sides of fireplace, efficient multi fuel stove, double glazed window & door to the rear leading to the garden. Door to Kitchen. Double doors to

Living Room
17'9 x 15'6
With two radiators, fitted carpet, dual aspect with double glazed window to the side, sliding double glazed patio window to the rear being East and South.

Kitchen
21'4 x 12'4
Extended by the present owners comprising a matching range of wall & base units, sparkling black quartz worktop, inset 1 & 1/2 bowl sink unit, space for electric hob & oven with extractor hood over, space for dishwasher, space for under counter fridge, space for fridge/freezer, space for table & chairs, tiled walls & floor, two vertical radiators, two double glazed windows to the front. Door to

Rear Lobby
With space for coats & shoes, tiled floor. Outer door to covered walkway giving immediate access to driveway and large garage, as well as to the garden. Door to

Utility Room/W.C
8'6 x 5'4
Comprising low level w.c, pedestal wash hand basin, space for washing machine & dryer, radiator, vinyl floor, double glazed frosted window to the side.

First Floor Landing
With two radiators, airing cupboard, large storage cupboards, boarded loft with let down access ladder.

Bedroom One
17'7 x 14'2
With radiator, fitted carpet, dual aspect with double glazed window to the side & rear being East and South, enjoying wonderful views of the garden.

Bedroom Two
12'3 x 8'5
With radiator, fitted carpet, fitted wardrobes, double glazed window to the front lovely views north over open farmland. Door to

En-suite
Comprising shower cubicle with Mira electric shower, low level w.c, pedestal wash hand basin, double glazed window to the side.

Bedroom Three
11'9 x 10'6
With radiator, laminate floor, double glazed window to the rear enjoying views to the south over the garden towards farmland.

Bedroom Four
11'0 x 8'5
Currently used as an office/music room with radiator, fitted carpet, double glazed window to the rear with lovely views south over the garden to farmland.

Family Bathroom
Comprising large corner shower cubicle with Mira electric shower, double ended bath, vanity unit with large inset wash hand basin with mirror cabinet over, low level w.c, fitted cupboard, laminate floor, tiled walls, radiator, double glazed window to the front.

Outside
To the front there are mature hedges providing privacy and off road parking for multiple vehicles leading to a garage. To the rear there is tiered area of decking providing seating areas being surrounded by mature flowerbeds, large area of lawn, brick outbuilding, greenhouse, flowerbeds housing mature shrubs, fruit trees, fruit cage, vegetable patches, oil tank, wood store & coal bunker and mature hedges enjoying privacy.

Garage
19'4 x 12'9
With electric door, oil boiler, electric power points, fluorescent lighting, full width up & over door to the rear garden, single glazed window to the side.

NB
Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

