



BURGESS & CO.  
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13 Windmill Drive, Bexhill-On-Sea, TN39 4DG

Offers In Excess Of  
£410,000 Freehold





Burgess & Co are delighted to bring to the market this well presented and spacious three bedroom detached house, situated in this sought after residential area of Bexhill. Ideally located within close proximity to local amenities, post office, popular schools and Bexhill Downs. Bexhill Town Centre is circa 1 mile away with its array of shops, restaurants, mainline railway station and seafront. The accommodation comprises a porch, a entrance hall, open plan living/dining room, a good sized conservatory, a modern kitchen, a downstairs w.c and to the first floor there are three bedrooms and a family bath/shower room. The property additionally benefits from gas central heating and double glazing. To the outside there is a block paved driveway providing off road parking leading to an integral garage and to the rear there is an enclosed, attractive sunny aspect rear garden being mainly laid to lawn with patio areas. Viewing recommended by sole agents.

Porch

With double glazed frosted window to the front & side, double doors leading to

Entrance Hall

With radiator, understairs cupboard, stairs to First Floor, double glazed frosted window to the side.

Living Area

14'3 x 12'0

With radiator, feature brick fireplace with fitted gas fire, partly panelled walls, double glazed window to the front & side.

Dining Area

11'0 x 9'6

With radiator, double glazed doors to the

Conservatory

17'6 x 12'9

With radiator, wooden flooring, fitted blinds, double glazed windows to the rear, double glazed windows to the side, double glazed double doors to the side. Door to

Inner Hall

With door to Garage, door to

Downstairs W.C

Comprising low level w.c, corner wash hand basin, partly tiled walls, double glazed frosted window to the side.

Kitchen

10'4 x 10'0

Comprising matching range of wall & base units, worksurfaces, inset

1 & 1/2 bowl sink unit, inset electric hob with extractor hood over, fitted eye level double oven, integrated fridge/freezer, double glazed window to the rear, double glazed door to the side.

First Floor Landing

With radiator, loft hatch, two fitted cupboards, double glazed window to the side.

Bedroom One

14'9 x 11'3

With radiator, double glazed window to the rear.

Bedroom Two

14'6 x 11'0

With radiator, eaves storage cupboard, double glazed window to the front.

Bedroom Three

8'3 x 7'1

With radiator, double glazed window to the front.

Family Bathroom

Comprising bath with shower attachment, corner shower cubicle, pedestal wash hand basin, low level w.c, tiled walls, inset ceiling spotlights, heated towel radiator, two double glazed frosted windows to the rear.

Garage

With electric roller door, space for appliances, Vaillant combi boiler.

Outside

To the front there is a block paved driveway providing off road parking leading to a garage, flowerbeds housing shrubs & trees and

gated side access. To the rear there is a block paved patio leading to an area of lawn, flowerbeds housing mature plants, shrubs & trees, a further patio area, a garden shed and the garden is enclosed by fencing.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	