



BURGESS & CO.
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9 Ceylon Walk, Bexhill-On-Sea, TN39 3UG

Offers In Excess Of
£650,000 Freehold



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Burgess & Co are delighted to present to the market this spacious five bedroom detached house occupying a generous plot, located in a quiet residential Cul-de-Sac. Ideally situated in the sought after Cooden area of Bexhill being within 1.5 miles of Bexhill Town Centre with its amenities, shopping facilities, mainline railway station, restaurants, seafront and the iconic De La Warr Pavilion. Also, within 1 mile is Little Common Village with its further array of amenities such as Doctors surgery, primary school, and independent shops. The property has been owned since new, offers versatile accommodation and the accommodation currently comprises a large entrance hall, a downstairs w.c, a living room opening to a dining room which also opens up to into a conservatory, a kitchen, a utility room, and a study/bedroom five. To the first floor there are four bedrooms, some with sea views and the main bedroom benefitting from an en-suite shower room as well as a family bathroom. Further benefits include gas central heating, double glazing throughout and alarm system. To the front there is a an area of lawn, and a driveway providing ample parking with access to an integral DOUBLE garage and to the rear there is a beautifully maintained, SOUTH FACING rear garden enjoying privacy, being ideal for the keen gardener. Viewing is essential to fully appreciate all that this property has to offer as well as the sought after location.

- Porch

With tiled floor, double glazed window & door to
- Entrance Hall

With radiator, tiled floor, fitted storage cupboard, stairs to First Floor.
- Downstairs W.C

Comprising low level w.c, pedestal wash hand basin, partly tiled walls, radiator, double glazed frosted window to the side.
- Living Room

16'1 x 13'5
With radiator, feature fireplace with Verine gas fire, double glazed window to the front, opening to
- Dining Room

12'7 x 10'9
With radiator, bespoke fitted shelving unit, double glazed window to the side, door to Kitchen, double doors to
- Conservatory

17'3 x 12'4
With two radiators, double glazed windows, double glazed doors to the rear.
- Kitchen

11'7 x 9'7
Comprising matching range of wall & base units, Silestone worksurfaces, inset stainless steel sink unit, tiled splashbacks, fitted gas hob with extractor hood over, integrated eye level AEG oven & microwave, integrated dishwasher, vertical radiator, inset ceiling spotlights, double glazed window to the rear, opening to
- Utility Room

8'3 x 5'8
Comprising base units, Silestone worksurface, inset stainless steel sink unit, space for appliances, radiator, double glazed window to the side & rear, double glazed door to the side.
- Study/Bedroom Five

9'3 x 8'2
With radiator, double glazed bay window to the front.

- First Floor Landing

With radiator, loft hatch, fitted storage cupboard.
- Bedroom One

16'6 x 10'1
With radiator, two built-in wardrobes, two double glazed windows to the rear enjoying sea views. Door to
- En-suite Shower Room

Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, tiled walls, inset ceiling spotlights, radiator, double glazed frosted window to the side.
- Bedroom Two

13'5 x 13'3
With radiator, built-in wardrobe, double glazed window to the front.
- Bedroom Three

10'5 x 9'2
With radiator, built-in wardrobe, two double glazed windows to the front.
- Bedroom Four

10'5 x 9'9
With radiator, double glazed window to the rear enjoying sea views.
- Family Bathroom

8'4 x 5'5
Comprising bath with shower attachment & Mira electric shower over, vanity unit with inset wash hand basin, low level w.c, radiator, tiled walls, double glazed frosted window to the side,
- Double Garage

17'5 x 16'4
With electric door, access to loft space, window & door to the rear.
- Outside

To the front there is an area of lawn, flowerbeds housing mature plants & shrubs, block paved driveway providing off road parking leading to a garage and gated side access. To the rear there are well maintained gardens comprising an area of lawn, a large patio area, flowerbeds housing mature plants & shrubs, a summer-house, a greenhouse, being enclosed by mature hedging, enjoying a southerly aspect and privacy.

NB

Council tax band: F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

