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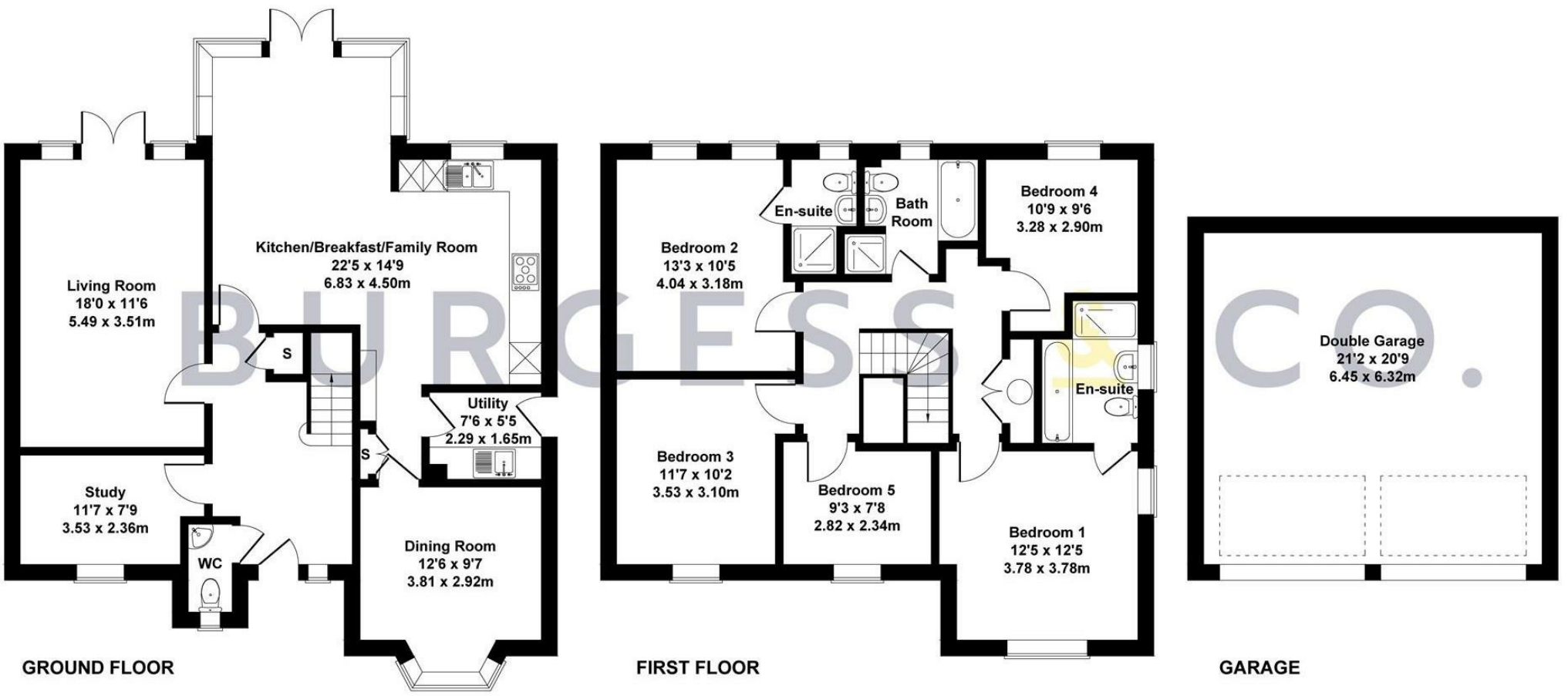
BURGESS & CO.
2 Clervaux Close, Bexhill-On-Sea, TN39 4FX
01424 222255

Offers Over
£595,000 Freehold

Clervaux Close

Approximate Gross Internal Area
2286 sq ft - 212 sq m



Not to Scale. Produced by The Plan Portal 2025
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****CHAIN FREE** Burgess & Co are delighted to bring to the market this exceptionally spacious five bedroom modern detached house, situated in a quiet residential close on the Rosewood Park development close to Little Common Village with its array of amenities, shops, doctors surgery and the desirable Little Common Primary School. Highwoods Golf Course and Cooden Beach are within two miles with a further golf course, mainline railway station, hotel and sea front. The accommodation comprises an entrance hall, a downstairs cloakroom, a living room, a 22'5ft open plan kitchen/breakfast/family room, a separate dining room, a fitted utility room and a study. To the first floor there are five bedrooms, two with en-suites, and a family bathroom. Further benefits include gas central heating, double glazing throughout, and to the outside there is off road parking leading to a DOUBLE GARAGE, a front garden area and a good size rear garden with patio areas. This property has been owned by the current vendor since new and comes with the remaining 5 years of the New Build warranty. Viewing is recommended to fully appreciate all this property has to offer by vendors sole agents.**

Entrance Hall
With radiator, understairs storage cupboard, stairs to first floor, inset ceiling spotlights, double glazed window to the front.

Downstairs W.C
Comprising low level w.c, wash hand basin, double glazed frosted window to the front.

Living Room
18'0 x 11'6
With radiator, two double glazed windows to the rear, double glazed doors to the rear garden.

Kitchen/Family Room
22'5 x 14'9
Comprising matching range of wall & base units, worksurface, inset sink unit, inset gas hob with extractor hood over, fitted eye level double oven, integrated appliances to include dishwasher & fridge/freezer, fitted cupboard, two radiators, double glazed windows to the rear, double glazed doors to the rear garden. Door to Dining Room, door to

Utility Room
7'6 x 5'5
Comprising matching wall & base units, worksurface, inset sink unit, integrated washing machine, appliance space, wall mounted Logic boiler, double glazed door to the side with further door to Garage.

Dining Room
12'6 x 9'7
With radiator, double glazed bay window to the front.

Study
11'7 x 7'9
With radiator, double glazed window to the front.

First Floor Landing
With radiator, storage cupboard, loft hatch.

Bedroom One
12'5 x 12'5
With radiator, partly panelled walls, built-in wardrobe, double glazed window to the front & side. Door to

En-suite Bathroom
Comprising bath, shower cubicle, pedestal wash hand basin, low level w.c, towel radiator, partly tiled walls, double glazed frosted window to the side.

Bedroom Two
13'3 x 10'5
With radiator, built-in wardrobes, two double glazed windows to the rear. Door to

En-suite Shower Room
Comprising shower cubicle, pedestal wash hand basin, low level w.c, towel radiator, partly tiled walls, double glazed frosted window to the rear.

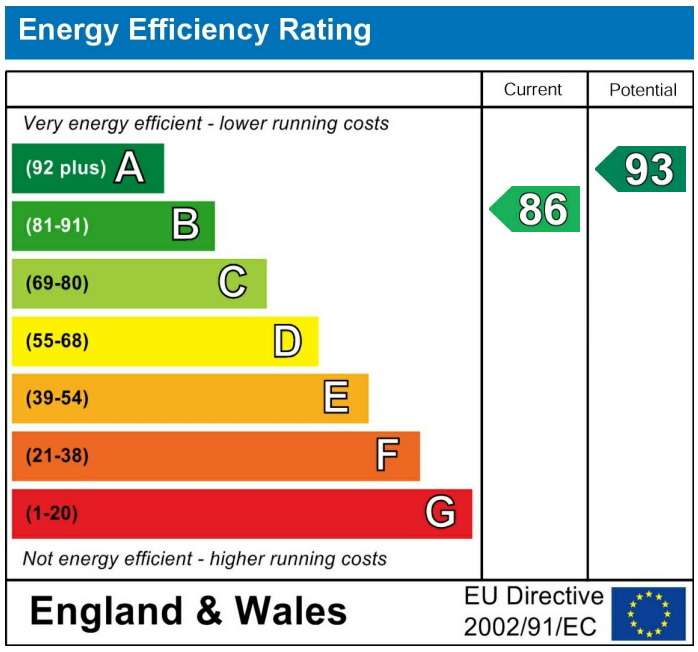
Bedroom Three
11'7 x 10'2
With radiator, built-in wardrobes, double glazed window to the front.

Bedroom Four
10'9 x 9'6
With radiator, built-in wardrobe, double glazed window to the rear.

Bedroom Five
9'3 x 7'8
With radiator, double glazed window to front.

Bathroom
Comprising bath, shower cubicle, pedestal wash hand basin, low level w.c, towel radiator, partly tiled walls, double glazed frosted window to the rear.

Double Garage
21'2 x 20'9
With two up & over doors, light & power connected.

Outside
To the front there is an area of lawn, flowerbeds housing plants & shrubs, a pathway, gated side access and a driveway providing off road parking leading to a double garage. To the rear there is a patio area, an area of lawn, a further seating area, two garden sheds, water tap, power points, and the garden is enclosed by fencing & brick wall.

NB
Council tax band: F