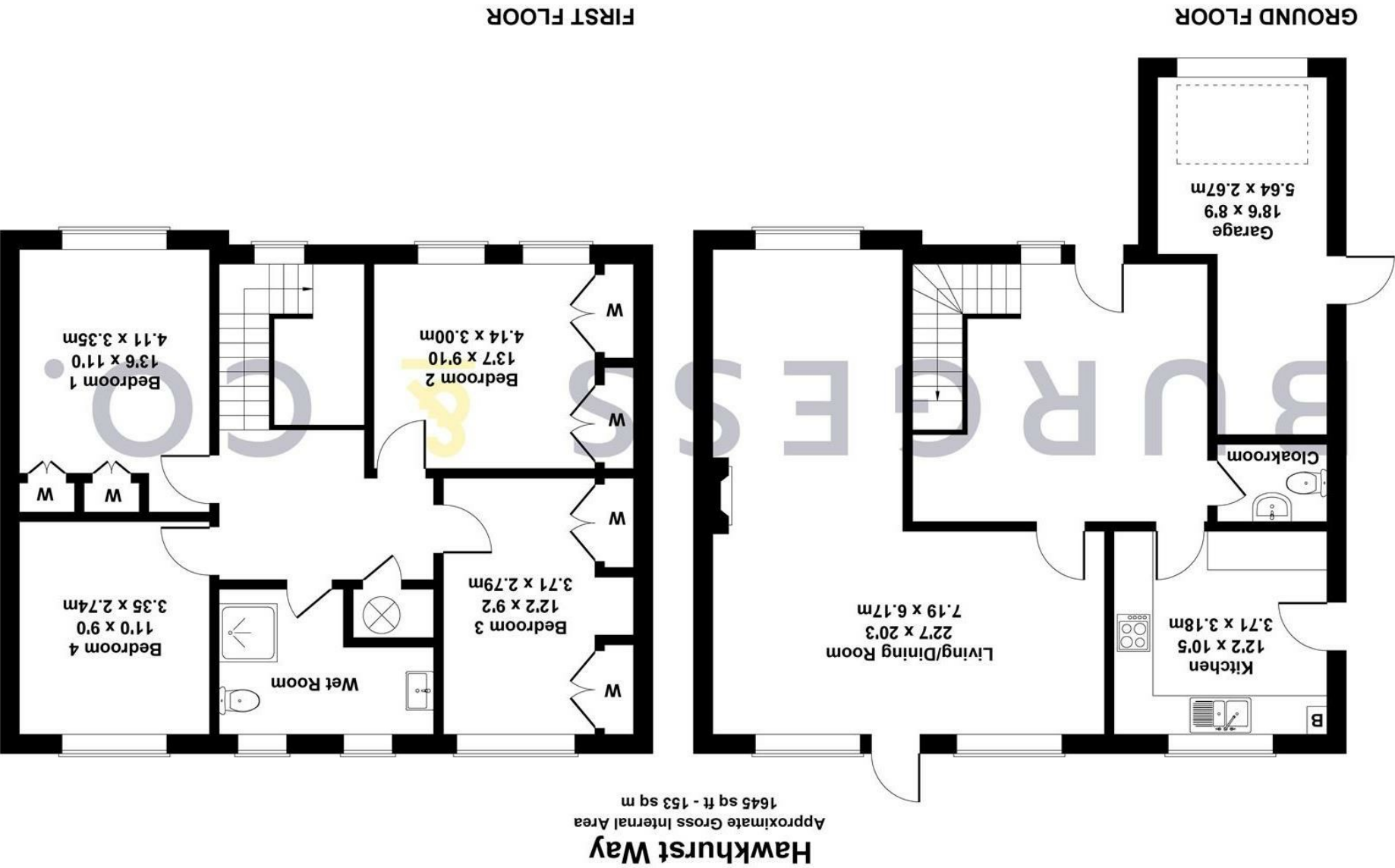




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BURGESS & CO.  
01424 222255

37 Hawkhurst Way, Bexhill-On-Sea, TN39 3SG

£495,950 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious detached house, situated in a sought after residential area in West Bexhill. Ideally located being less than a mile from Cooden Beach Hotel, Golf Club, railway station with convenience shop, and seafront. Bexhill Town Centre is less than 2 miles away with mainline railway station, shopping facilities, restaurants, bus services, the beach and the iconic De La Warr Pavilion. The accommodation comprises a large entrance hall, an L-shaped living/dining room, a fitted kitchen, and a downstairs cloakroom. To the first floor there are four bedrooms and a family wet room. The property benefits from gas central heating, double glazing, a block paved driveway providing ample off road parking leading to a single garage and to the rear there is a low maintenance, enclosed south facing garden. Viewing is essential to fully appreciate all that this property has to offer and it comes CHAIN FREE.

Entrance Hall

13'7 x 9'10

With radiator, storage cupboard, understairs storage cupboard, stairs to First Floor.

Downstairs W.C

Comprising low level w.c, wash hand basin, tiled floor, radiator, double glazed frosted window to the side.

Living/Dining Room

22'7 x 20'3

With three radiators, feature fireplace with electric fire, wall lights, dual aspect with double glazed window to the front, two double glazed windows to the rear, double glazed door leading to the garden.

Kitchen

12'2 x 10'5

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks, fitted Smeg gas hob with extractor hood over, fitted eye level double oven, integrated appliances to include fridge/freezer, washing machine & dishwasher, wall mounted Worcester boiler, double glazed window to the rear, double glazed frosted door to the side.

First Floor Landing

With airing cupboard, loft hatch, double glazed frosted window to the front.

Bedroom One

13'6 x 11'0

With radiator, fitted wardrobes, double glazed window to the front.

Bedroom Two

13'7 x 9'10

With radiator, built-in wardrobes, double glazed window to the rear.

Bedroom Three

12'2 x 9'2

With two radiators, two built-in cupboards, two double glazed windows to the front.

Bedroom Four

11'0 x 9'0

With radiator, double glazed window to the rear.

Wet Room

Comprising shower area, low level w.c, wash hand basin, towel radiator, tiled walls, two double glazed frosted windows to the rear.

Garage

18'6 x 8'9

With up & over door, light & power connected, door to the side.

Outside

To the front there are flowerbed borders housing mature plants & shrubs, a block paved driveway providing off road parking leading to a garage and gated side access. To the rear there is a paved garden with flowerbeds housing mature plants & shrubs, an electric awning, a pergola, a garden shed, water tap, being enclosed by mature hedging & fencing.

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	69	80
(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