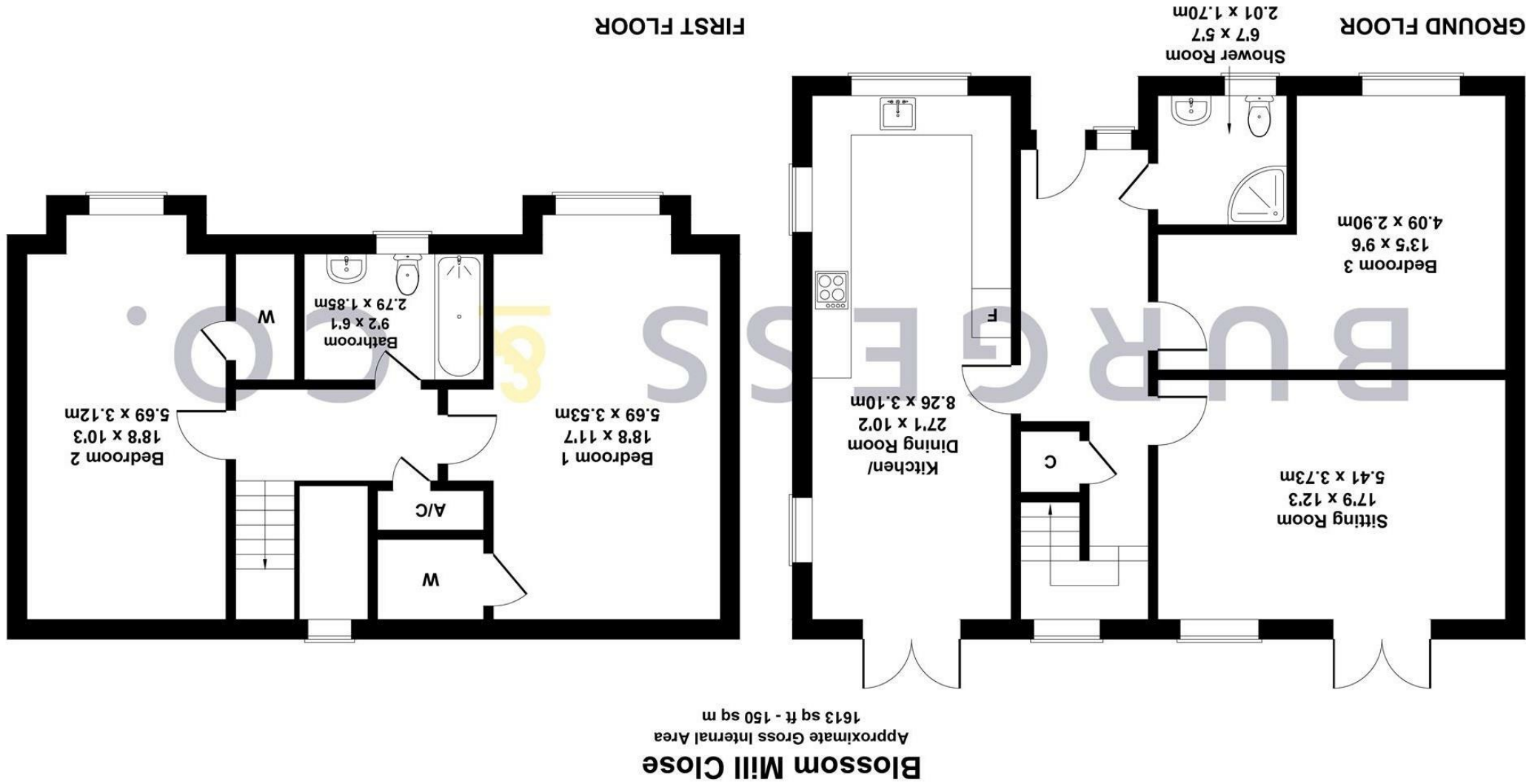


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BURGESS & CO.
01424 222255

1 Blossom Mill Close, Bexhill on Sea, TN39 4GS

£525,000 Freehold



Burgess & Co are proud to present to the market a secluded, private gated development offering a newly built three bedroom detached house, situated directly opposite the prestigious HIGHWOODS GOLF COURSE being approximately 2 miles from Bexhill Town Centre with its array of independent shops, restaurants, mainline railway station with direct link to London and the seafront with the iconic De La Warr Pavilion, The property has been finished to a high standard and specification throughout, with the accommodation comprising a spacious entrance hall, a living room with access and views out to the garden, a contemporary fitted kitchen/dining room with access and views out to the garden, a downstairs shower room and a ground floor bedroom. To the first floor there are two further double bedrooms and a fitted family bathroom. Further benefits include luxury flooring/carpet, underfloor heating, air source heat pump system, double glazing, EV charger, and comes with a 10 year Protek build warranty. To the outside there is a large gated private driveway providing off road parking for up to five vehicles and an enclosed front, side and rear garden.

All enquiries are to be made directly to Burgess & Co for further information. This is an exclusive development of only three properties, so an early inspection is highly advised to avoid disappointment.

Entrance Hall

With LV Herringbone style flooring, underfloor heating, inset ceiling spotlights, fitted storage cupboard with underfloor heating system & fuse board, double glazed window to the front.

Living Room

17'9 x 12'3
With underfloor heating, double glazed window to the rear, double glazed door to the rear.

Kitchen/Dining Room

27'1 x 10'2
Comprising matching range of wall & base units, marble effect quartz worktop & splashback, inset Butler style sink with Victorian style taps, fitted Lamona induction hob with extractor hood over, integrated Lamona appliances to include fridge/freezer, dishwasher & washing machine, space for table & chairs, inset ceiling spotlights, LV Herringbone style flooring, underfloor heating, double glazed window to the front, two double glazed windows to the side, double glazed French doors to the rear.

Bedroom Three

13'5 x 9'6
With underfloor heating, double glazed window to the front.

Shower Room

6'7 x 5'7
Comprising shower cubicle with waterfall shower head & further attachment, low level w.c, wall mounted wash hand basin, porcelain tiles, towel radiator, underfloor heating, double glazed window to the front.

Half Landing

With double glazed window to the rear. Stairs to

First Floor Landing

With radiator, airing cupboard with electric boiler, double glazed Velux window.

Bedroom One

18'8 x 11'7
With radiator, built-in wardrobe, double glazed window to the front.

Bedroom Two

18'8 x 10'3
With radiator, built-in wardrobe, double glazed window to the front.

Bathroom

9'2 x 6'1
Comprising bath with waterfall shower head over & further attachment, low level w.c, vanity unit with inset wash hand basin, porcelain tiles, towel radiator, inset ceiling spotlights, double glazed Velux window to the front.

Outside

To the front there is a shingle driveway providing off road parking, an area of lawn with plants & shrubs, a paved pathway to the entrance, side access and outside lighting. To the rear there is a patio area, a large area of lawn, outside lighting, electric point and is enclosed by fencing.

NB

Council tax band: TBC

Energy Efficiency Rating

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

England & WalesEU Directive 2002/91/EC