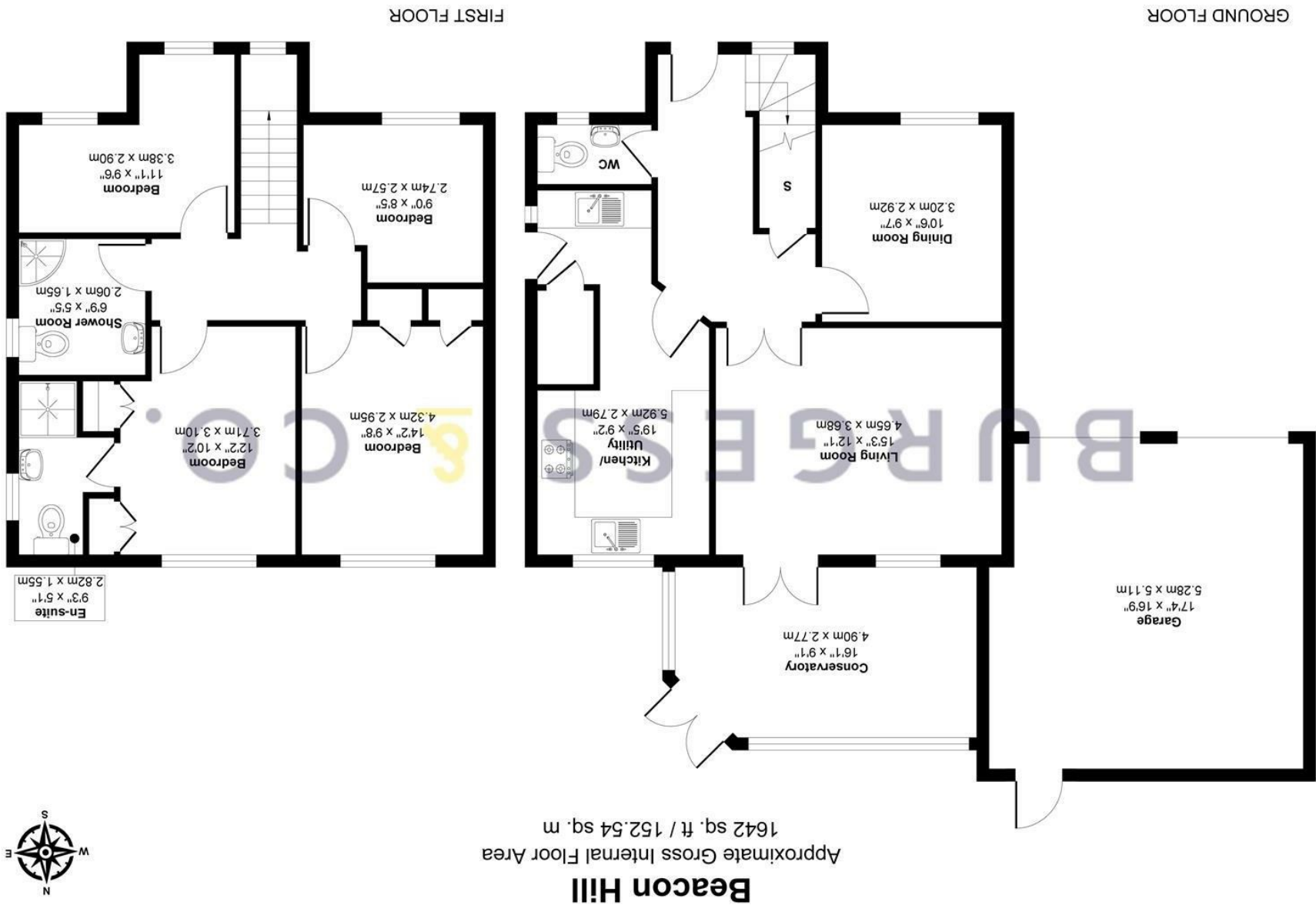




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BURGESS & CO.
01424 222255

11 Beacon Hill, Bexhill-On-Sea, TN39 5DF

£450,000 Freehold



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Burgess & Co are delighted to present to the market this well presented four bedroom detached family house, situated in a quiet Cul-de-Sac on the outskirts of Bexhill being within easy reach of the popular village of Ninfield and Combe Valley Way connecting to Hastings. Bexhill Town Centre is within 2.5 miles with further amenities to include shops, restaurants, mainline railway station and the seafront. This delightful property offers bright and spacious accommodation throughout and comprises an entrance hall, a downstairs cloakroom, a living room, a conservatory, a dining room, a fitted kitchen with utility room, four bedrooms, an en-suite shower room/w.c and a family bathroom. The property also benefits from being double glazed throughout and having gas central heating. To the outside there is a front garden, a block paved driveway providing off road parking, a double garage and a particular feature is the secluded sunny rear garden. Viewing is highly recommended by sole agents.

Entrance Hall
With radiator, stairs to First Floor, understairs storage cupboard, double glazed window to the front.

Downstairs Cloakroom
Comprising low level w.c, vanity unit with inset wash hand basin, chrome heated towel radiator, tiled walls & floor, double glazed frosted window with fitted blind to the front.

Living Room
15'3 x 12'1
With two radiators, feature fireplace with marble surround, double glazed window to the rear. Double glazed French doors to

Conservatory
16'1 x 9'1
With radiator, wooden floor, double glazed windows, double glazed French doors to the garden.

Dining Room
10'6 x 9'7
With radiator, double glazed window to the front.

Kitchen
19'5 x 9'2
Comprising matching range of wall & base units, worksurface, tiled splashbacks, inset stainless steel sink unit with mixer tap, fitted AEG gas hob with extractor hood over, fitted AEG eye level double oven, integrated AEG fridge/freezer, double glazed window to the rear. Opening to

Utility Area
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit with mixer tap, space for washing machine, cupboard housing Worcester boiler & consumer unit, chrome heated towel radiator, double glazed window & door to the side.

First Floor Landing
With access to loft being insulated & boarded, double glazed window.

Bedroom One
12'2 x 10'2
With radiator, fitted wardrobes & dressing table area, fitted cupboards, double glazed window to the rear. Door to

En-suite Shower Room
9'3 x 5'1
Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, chrome heated towel radiator, vanity mirror, shaver point, fitted vanity unit with mirrored doors, tiled walls & floor, extractor fan, inset ceiling spotlights, double glazed frosted window to the side.

Bedroom Two
14'2 x 9'8
With radiator, fitted wardrobes, ceiling fan light, double glazed window to the rear.

Bedroom Three
9'0 x 8'5
With radiator, double glazed window to the front.

Bedroom Four
11'1 x 9'6
Currently used as an office with radiator, two double glazed windows to the front.

Shower Room
6'9 x 5'5
Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, inset ceiling spotlights, chrome heated towel radiator, fitted mirrored vanity unit, double glazed frosted window to the side.

Outside
To the front there is a small area of garden with plants & shrubs, patio steps to the entrance, gated side access and a block paved driveway providing off road parking leading to a double garage. To the rear there is a wrap around patio area, a greenhouse with vegetable patch, an area of lawn, flowerbeds housing mature shrubs & trees, fruit trees, a further patio seating area and the garden is enclosed by fencing.

Double Garage
17'4 x 16'9
With electric doors, personal door to the rear garden.

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	78
(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

