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3 Devonshire Square, Bexhill-on-Sea, East Sussex, TN40 1AB

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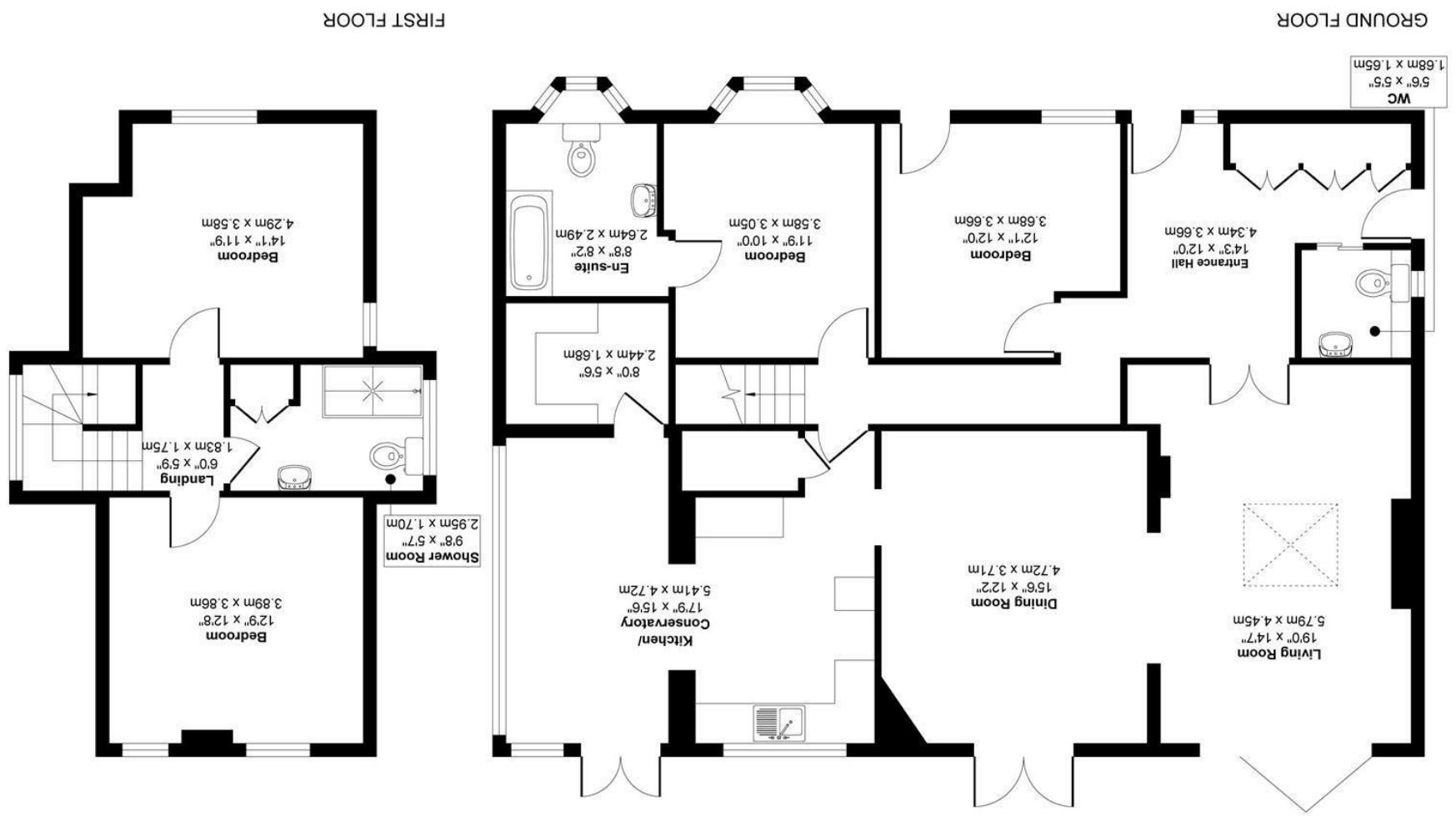
2000

BURGESS

&amp;

CO.

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1874 sq. ft / 174.10 sq. m  
Approximate Gross Internal Floor Area

Pear Tree Lane

**BURGESS & CO.** 121 Pear Tree Lane, Bexhill-On-Sea, TN39 4NS  
01424 222255

Offers In Excess Of  
£600,000 Freehold



Burgess & Co are delighted to present to the market this spacious extended detached chalet bungalow, ideally located in the sought after Little Common area of Bexhill being within close proximity to the village with its amenities, shops, doctors surgery and the desirable Little Common Primary School. Highwoods Golf Course, Cooden Beach with a further golf club, mainline railway station, hotel and seafront as well as Bexhill Town Centre are also within 3 miles. The accommodation comprises an entrance hall, a downstairs cloakroom, a living room, a dining room, a modern kitchen, a conservatory, a utility room, and two downstairs bedrooms one with an en-suite. To the first floor there are two double bedrooms and a fitted shower room. Further benefits include double glazing throughout and gas central heating. To the outside there is a large shingled driveway providing ample off road parking and a particular feature is the delightful westerly facing rear garden with a collection of outbuildings. Viewing is highly recommended to appreciate all that this property has to offer.

**Entrance Hall**

With radiator, tiled floor, fitted cupboards, door to side, sliding wooden door to

**Bedroom**

12'1 x 12'0

With radiator, double glazed window, double glazed door.

**Downstairs W.C**

5'6 x 5'5

Comprising low level w.c, vanity unit with inset wash hand basin, tiled floor, inset ceiling spotlights, extractor fan, double glazed frosted window to the side.

**Living Room**

19'0 x 14'7

With light lantern, stone fireplace with wood burner, inset ceiling spotlights, double glazed bi-fold doors to garden. Opening to

**Dining Room**

15'6 x 12'2

With stone fireplace with wood burner, inset ceiling spotlights, double glazed French doors to the garden.

**Kitchen**

17'9 x 15'6

Comprising matching range of wall & base units, oak worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, range master cooker, extractor hood over, integrated AEG fridge & dishwasher, integrated bins, storage cupboard housing consumer unit & smart meter, double glazed window to the rear. Opening to

**Conservatory**

With polycarbonate roof, dwarf brick walls, double glazed windows & double doors to the garden. Wooden door to

**Utility Room**

8'0 x 5'6

With space for appliances, storage cupboard, Vaillant boiler & gas meter.

**Bedroom**

11'9 x 10'0

With radiator, double bay glazed window, door to

**En-suite Bathroom**

8'8 x 8'2

Comprising panelled bath with shower over & screen, low level w.c, vanity unit with inset wash hand basin, vanity shelf, chrome heated towel radiator, double glazed frosted bay window to the front.

**First Floor Landing**

With loft hatch.

**Bedroom**

14'1 x 11'9

With radiator, access to eaves storage, double glazed window to the front.

**Bedroom**

12'9 x 12'8

With radiator, access to eaves storage, two double glazed windows to the rear.

**Shower Room**

9'8 x 5'7

Comprising walk-in tiled shower with Triton electric shower, vanity unit with inset wash hand basin, low level w.c, fitted cupboard, chrome heated towel radiator, double glazed frosted window to the side.

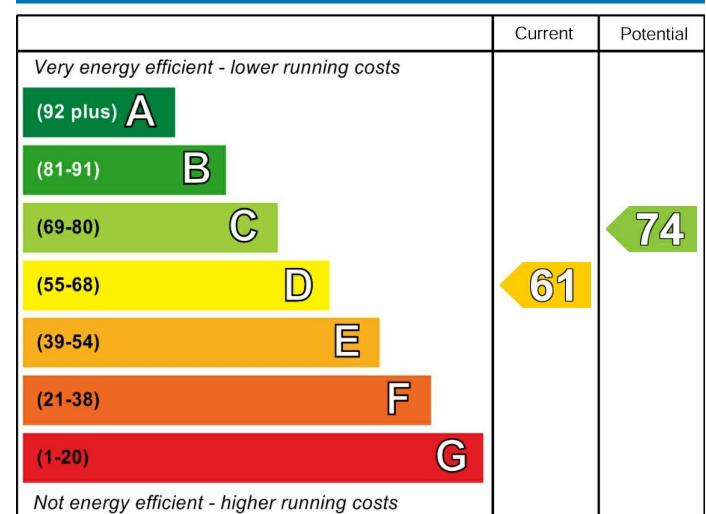
**Outside**

To the front there is a gravel driveway providing ample off road parking, an

electric car charger, mature trees & shrubs and access to both sides. To the rear there is a patio area, steps down to a level area of lawn, raised flowerbeds, conifer trees, mature trees & shrubs, three outbuildings including a summer house/gym with power, two sheds with power and enjoys a westerly aspect.

**Outbuildings****NB**

Council tax band: E

**Energy Efficiency Rating**

**England & Wales**

EU Directive  
2002/91/EC

