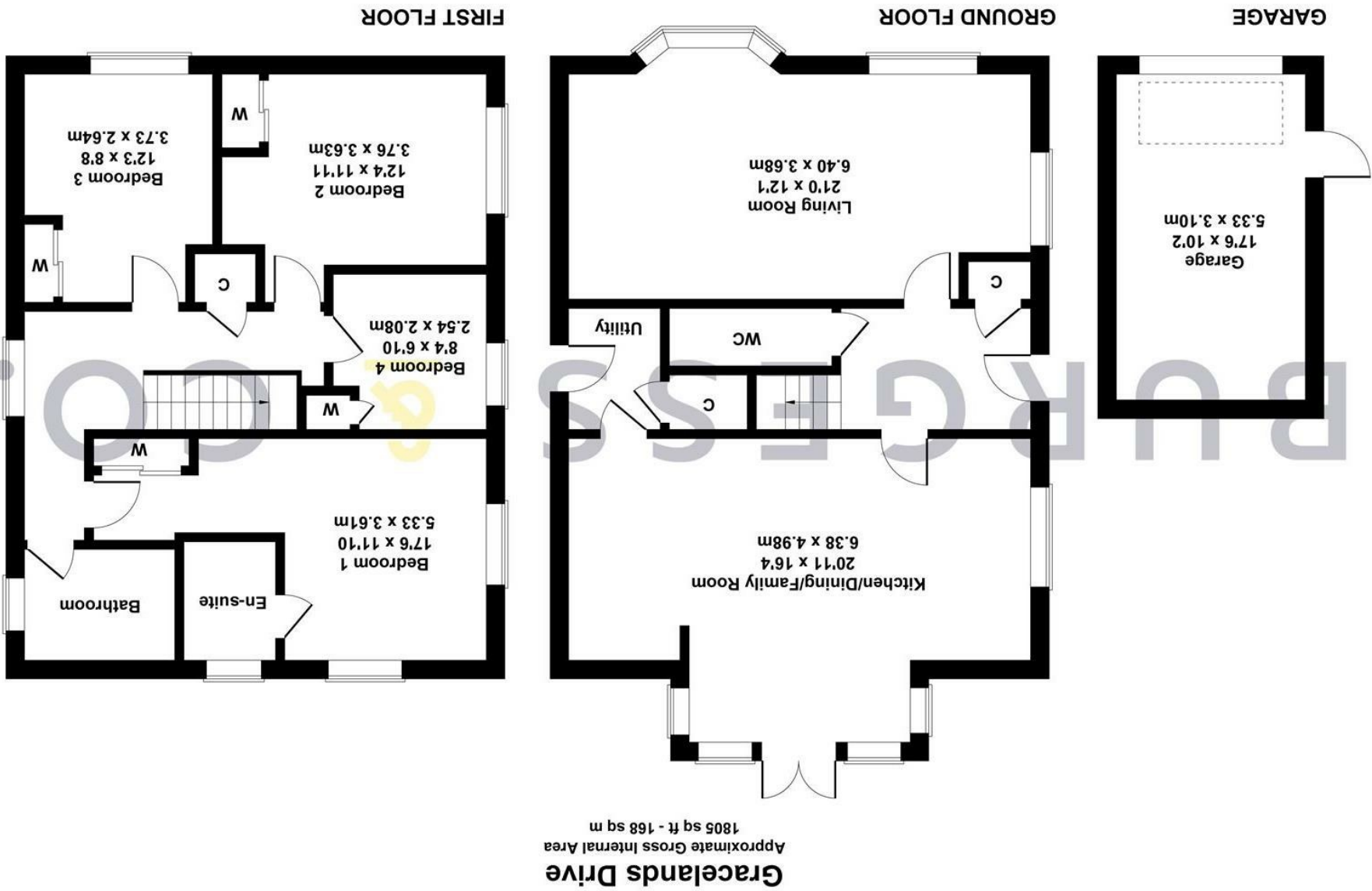




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BURGESS & CO.
01424 222255

19 Gracelands Drive, Bexhill-On-Sea, TN39 4FZ

Offers In Excess Of
£475,000 Freehold



Burgess & Co are delighted to bring to the market this superb four bedroom detached family home, situated in a tucked-away position on the popular Rosewood Park development being close to Little Common Village with its array of amenities, shops, doctors surgery and the desirable Little Common Primary School. The Highwoods Golf Course is within 2 miles away from the property and Cooden Beach is within three miles with a further golf course, mainline railway station and hotel. This property is well presented throughout and comprises entrance hall, downstairs cloakroom, an exceptionally large living room, an open plan fitted kitchen/dining/family room and a separate utility room. To the first floor there is a main bedroom with en-suite shower room, three further bedrooms and a modern family bathroom. Further benefits include gas central heating, double glazing and a remainder of a 10 year NHBC warranty. To the outside there is an enclosed rear garden, a driveway providing off road parking and a single detached garage. Viewing highly recommended to appreciate all this property has to offer with vendors sole agents.

Entrance Hall

With radiator, built-in cupboard, stairs to First Floor.

Downstairs W.C

Comprising low level w.c, pedestal wash hand basin, partly tiled walls.

Living Room

21'0 x 12'1

With radiator, double glazed bay window to the side, double glazed window to the front & side.

Kitchen/Family Room

20'11 x 16'4

Comprising matching range of wall & base units, worksurface, inset gas hob with extractor hood over, fitted eye level double oven, island with inset sink unit, integrated fridge/freezer & dishwasher, two radiators, double glazed window to the front, double glazed box bay window & double glazed doors to the side. Door to

Utility Room

Comprising space for appliances, wall mounted Ideal boiler, radiator, understairs storage cupboard, double glazed door to the rear.

First Floor Landing

With radiator, loft hatch, airing cupboard, double glazed window to the rear.

Bedroom One

17'6 x 11'10

With radiator, double glazed window to the front & side. Door to

En-suite Shower Room

Comprising shower cubicle, pedestal wash hand basin, low level w.c, tiled walls, double glazed frosted window to the side.

Bedroom Two

12'4 x 11'11

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

Bedroom Three

12'3 x 8'8

With radiator, built-in wardrobe, double glazed window to the side.

Bedroom Four

8'4 x 6'10

With radiator, built-in cupboard with power, double glazed window to the front.

Bathroom

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

Outside

There is a pathway with flowerbed borders leading to the front door, a block paved driveway providing off road parking leading to a garage. To the rear there is an patio area ideal for alfresco dining, a water tap, an area of lawn, slate borders, personal door to the garage, gated side access and the garden is enclosed by fencing & brick wall.

Garage

17'6 x 10'2

With up & over door, pitched roof, door to the rear garden.

NB

Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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

