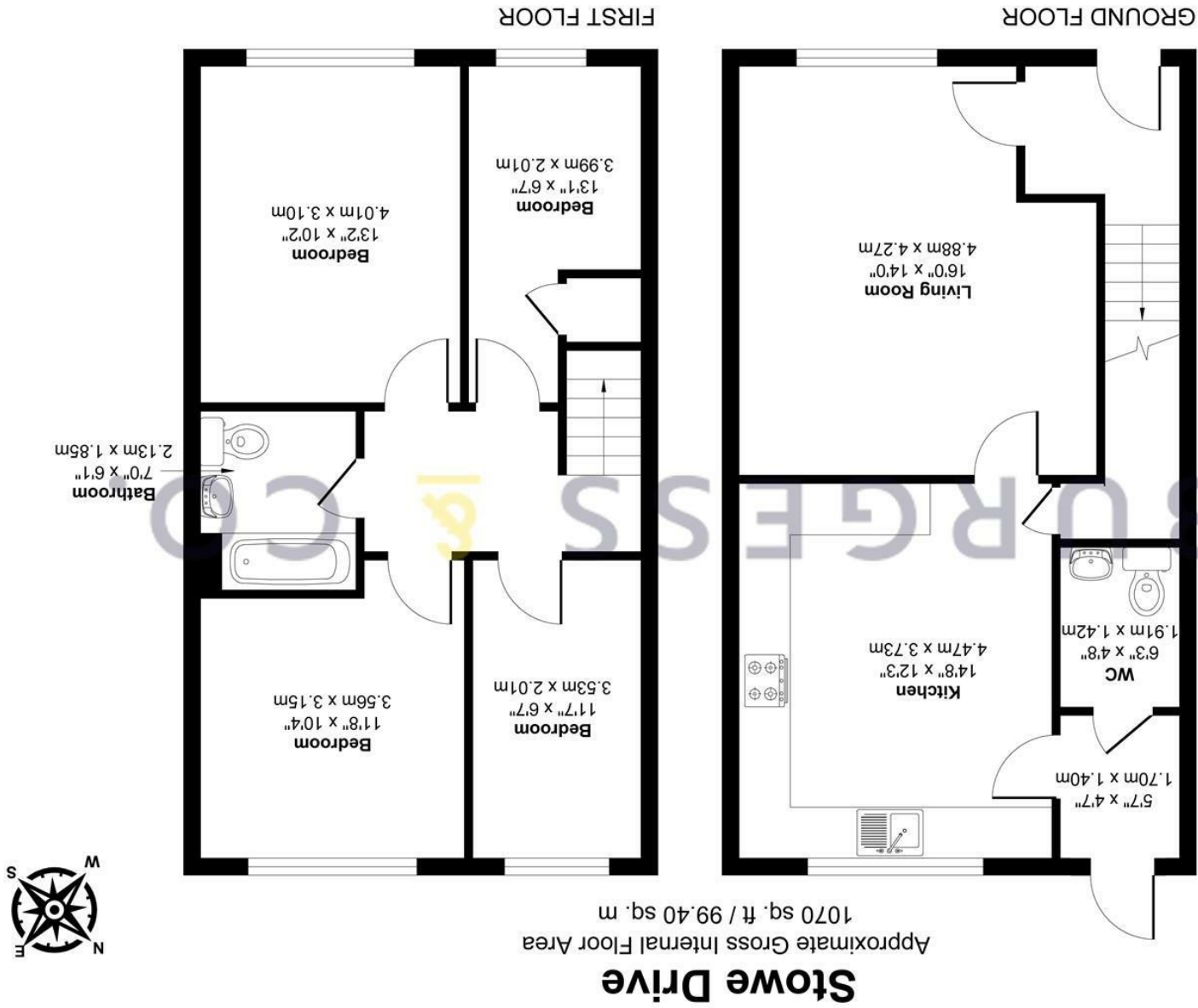




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BURGESS & CO. 17 Stowe Drive, Bexhill-On-Sea, TN39 4GL
01424 222255

Offers Over
£145,000



Burgess & Co are delighted to bring to the market this exceptionally presented four bedroom modern terraced house, situated in a quiet residential road on the Rosewood Park development close to Little Common Village with its array of amenities, shops, doctors surgery and the desirable Little Common Primary School. Highwoods Golf Course and Cooden Beach are within two miles with a further golf course, mainline railway station, hotel and beach. The accommodation is arranged to provide to the ground floor an entrance hall, a living room, a modern kitchen/diner, a rear lobby, and a cloakroom. To the first floor there are four bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, and to the outside there is a front garden, a good size enclosed rear garden with patio area, and two allocated parking spaces to the rear as well as visitor parking. This property comes with the remainder of a New Build warranty. Viewing is recommended to fully appreciate all this property has to offer by vendors sole agents.

Entrance Hall

With stairs to first floor.

Living Room

16'0 x 14'0

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

Kitchen/Diner

14'8 x 12'3

Comprising matching range of wall & base units, worksurfaces, inset sink unit, inset gas hob with extractor hood, fitted oven, integrated fridge/freezer, space for dishwasher, space for table & chairs, cupboard housing wall mounted boiler, inset ceiling spotlights, radiator, understairs storage cupboard, double glazed window to the rear. Door to

Rear Lobby

5'7 x 4'7

With door to Cloakroom, double glazed door to the rear garden.

Cloakroom

6'3 x 4'8

Comprising low level w.c, pedestal wash hand basin, radiator.

First Floor Landing

Bedroom One

13'2 x 10'2

With radiator, double glazed window to the front.

Bedroom Two

11'8 x 10'4

With radiator, double glazed window to the rear.

Bedroom Three

13'1 x 6'7

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

Bedroom Four

11'7 x 6'7

With radiator, double glazed window to the rear.

Bathroom

7'0 x 6'1

Comprising panelled bath with shower over & screen, pedestal wash hand basin, low level w.c, partly tiled walls, inset ceiling spotlights, extractor fan.

Outside/Parking

To the front there is an attractive area of garden with lawn, flowerbeds housing mature plants & shrubs being fence enclosed with a pathway to the front door. To the rear there is a paved patio area being ideal for entertaining or alfresco dining, a paved pathway, an area of lawn, flowerbeds, a timber shed, being enclosed by fencing with gated access. There are also two allocated parking spaces as well as visitor parking spaces.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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

