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BURGESS & CO.  
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142 De La Warr Road, Bexhill-On-Sea, TN40 2JL

£575,000 Freehold



Burgess & Co are delighted to bring to the market this charming, bright and spacious detached family home being originally built in 1927 and having been in the current sellers ownership for nearly 50 years. Ideally located being close to nearby schools, bus services, Ravenside Retail Park with its shopping facilities, leisure centre and access to Glyne Gap beach. Bexhill Town Centre is circa 1 mile away with further shops, restaurants and mainline railway station. The accommodation is arranged to provide an entrance porch, a spacious hallway, a living room, a dining room, a fitted kitchen, a breakfast room, a utility room, a conservatory, and a cloakroom to the ground floor. To the first floor there are four bedrooms two of which have distant sea views, a family bathroom and a separate toilet. There is also access to the attic/loft with ample storage which the current sellers are using as a hobby room. The property benefits from gas central heating, double glazing, ample off road parking to the front leading to a car port and garage. To the rear there is a delightful, enclosed south facing garden with a good sized raised patio area. Viewing is recommended to truly appreciate all that this property has to offer.

**Porch**  
9'9 x 5'8  
With double glazed windows, door to

**Entrance Hall**  
With radiator, solid oak staircase leading to the First Floor.

**Cloakroom**  
Comprising low level w.c, wash hand basin, double glazed frosted window.

**Living Room**  
17'1 x 14'7  
With radiator, feature fireplace with original Minster stone surround, double glazed windows enjoying a southerly aspect, double glazed French doors leading to the rear garden.

**Dining Room**  
16'5 x 14'6  
With radiator, feature fireplace, double glazed box bay window to the rear enjoying a southerly aspect. Door to Garage.

**Conservatory**  
14'9 x 11'4  
With wooden floor, double glazed windows, double glazed French doors to the side, steps down to double glazed door opening to the rear garden.

**Kitchen**  
14'8 x 8'4  
Comprising matching range of wall, base & drawer units, worksurfaces, inset stainless steel sink unit, space for cooker with extractor hood over, integrated dishwasher & fridge, radiator, double glazed window to the front, door to the side. Door to

**Breakfast Room**  
14'8 x 9'5  
With radiator, fitted cupboard, space for table & chairs, double glazed window to the front. Door to

**Utility Room**  
11'1 x 4'4  
With space for appliances, wall mounted boiler, understairs storage cupboard, double glazed window to the front.

**First Floor Landing**  
With radiator, further stairs to Second Floor.

**Bedroom**  
17'1 x 14'7  
With radiator, fitted cupboard, vanity unit with inset wash hand basin, double glazed box bay window to the rear enjoying far reaching views towards the sea.

**Bedroom**  
17'1 x 14'7  
With radiator, fitted wardrobes, double glazed box bay window to the rear enjoying views towards the sea.

**Bedroom**  
14'8 x 11'8  
With radiator, fitted wardrobe, double glazed window to the side.

**Bedroom/Study**  
11'5 x 4'4  
With radiator, wash hand basin, double glazed window to the front.

**Bathroom**  
11'6 x 6'2  
Comprising corner bath, pedestal wash hand basin, fitted cupboard, radiator, double glazed frosted window to the front.

**Separate W.C**  
5'0 x 2'9  
Comprising low level w.c, double glazed frosted window to the front.

**Second Floor**

**Loft Room**  
19'5 x 17'1  
With radiator, two windows enjoying far reaching views.

**Garage**  
15'6 x 13'7  
With up & over door, power, light, coal cellar, storage, LED lighting and personal doors to both the dining room & conservatory.

**Outside**  
To the front there is a block paved driveway providing ample off road parking, a covered car port leading to the garage, a power point, a water supply and gated side access to the rear. To the rear there is a raised paved patio being ideal for entertaining with steps leading down to a large area of lawn, flowerbed borders housing mature plants & shrubs, a timber shed, a summerhouse, mature trees, being enclosed by fencing & enjoying a southerly aspect.

**NB**  
Council tax band: E

