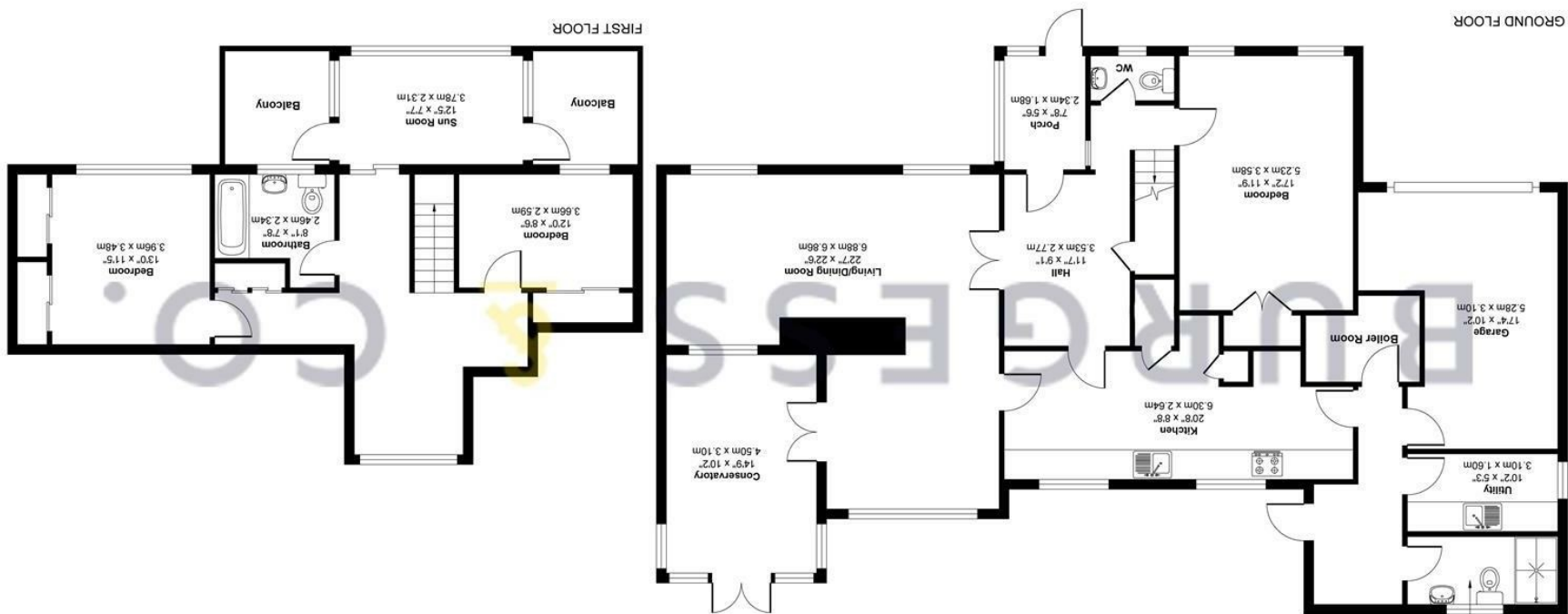




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Approximate Gross Internal Floor Area
2268 sq. ft / 210.70 sq. m

Hartfield Rd

BURGESS & CO.
01424 222255

6 Hartfield Road, Bexhill-On-Sea, TN39 3EA

£775,000 Freehold



****CHAIN FREE**** Burgess & Co are proud to bring to the market this unique, bright and spacious detached family home in the sought after Cooden area of Bexhill. Ideally located being a short walk to the seafront and promenade as well as nearby bus services. Bexhill Town Centre is under a 1.5 miles away with its array of shopping facilities, restaurants, mainline railway station and the iconic De La Warr Pavilion. The accommodation is arranged to provide to the ground floor an entrance porch, a spacious hallway, a cloakroom, a dual aspect 22'ft L-shaped living/dining room, a kitchen, a 17'2 bedroom, a boiler room, a utility room, and a wet room. To the first floor there is a spacious landing area, two bedrooms, a bathroom, and a sun-room with access to two sun balconies. The property benefits from double glazing, a gas boiler providing warm air central heating. To the outside there is ample off road parking with an 'in and out' driveway, a garage and an enclosed rear garden being mainly laid to lawn with patio areas. Viewing is considered essential to not only appreciate this sought after location but everything this property has to offer.

Porch
7'8 x 5'6
With double glazed window to the front & side, door to

Entrance Hall
11'7 x 9'1
With storage heater, understairs storage cupboard, stairs to the first floor, double glazed frosted window, feature stained glass window to the side.

Cloakroom
Comprising low level w.c, pedestal wash hand basin, partly tiled walls, double glazed frosted window to the front.

Living/Dining Room
22'7 x 22'6
With feature York stone fireplace & wood burning stove, two double glazed windows to the front, two double glazed windows to the rear. French doors to

Conservatory
14'9 x 10'2
With storage heater, tiled floor, double glazed windows, double glazed French doors to the rear garden.

Kitchen/Breakfast Room
20'8 x 8'8
Comprising matching range of wall, base & drawer units, worksurfaces, inset stainless steel sink unit, inset gas hob with extractor hood over, fitted eye level double oven, integrated dishwasher, space for fridge/freezer, partly tiled walls, breakfast bar area, fitted cupboard housing meters, two double glazed windows to the rear. Door to rear lobby,

Bedroom
17'2 x 11'9
With radiator, fitted wardrobe, vanity unit with inset wash hand basin, two double glazed windows to the front, double glazed window to the side.

Rear Lobby
With storage heater, tiled floor, access to a boiler room housing gas central heating warm air system, door to garage, door to the rear garden.

Utility Room
10'2 x 5'3
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, space for appliances, tiled floor, double glazed frosted window to the side.

Wet Room
10'1 x 4'7
Comprising walk-in shower with electric shower & screen, low level w.c, pedestal wash hand basin, electric shaver point, tiled walls & floor, heated towel radiator, double glazed frosted window to the rear.

First Floor Landing
With airing cupboard, access to eaves storage, hatch to loft.

Bedroom
13'0 x 11'5
With built-in wardrobes, double glazed window to the front.

Bedroom
12'0 x 8'6
With built-in wardrobe, access to eaves storage, double glazed window to the front.

Sun Room
12'5 x 7'7
With double glazed windows to the front & side, double glazed door to either side both leading to balconies.

Bathroom
8'1 x 7'8
Comprising panelled bath with shower over, low level w.c, vanity unit with inset wash hand basin, tiled walls, double glazed frosted window to the front.

Outside
To the front there is a gravel carriage driveway leading to a garage, an area of lawn, flowerbeds housing shrubs & plants, being enclosed by fencing & hedging offering seclusion. To the rear the garden is mainly laid to lawn, seating areas, flowerbeds housing a variety of mature plants, shrubs & trees, a timber shed, a summerhouse, a water tap and is enclosed by hedging & fencing offering privacy.

Garage
17'4 x 10'2
With electric door, light & power, frosted window to the rear, door to rear lobby.

NB
Council tax band: F. The EPC Rating is Band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

