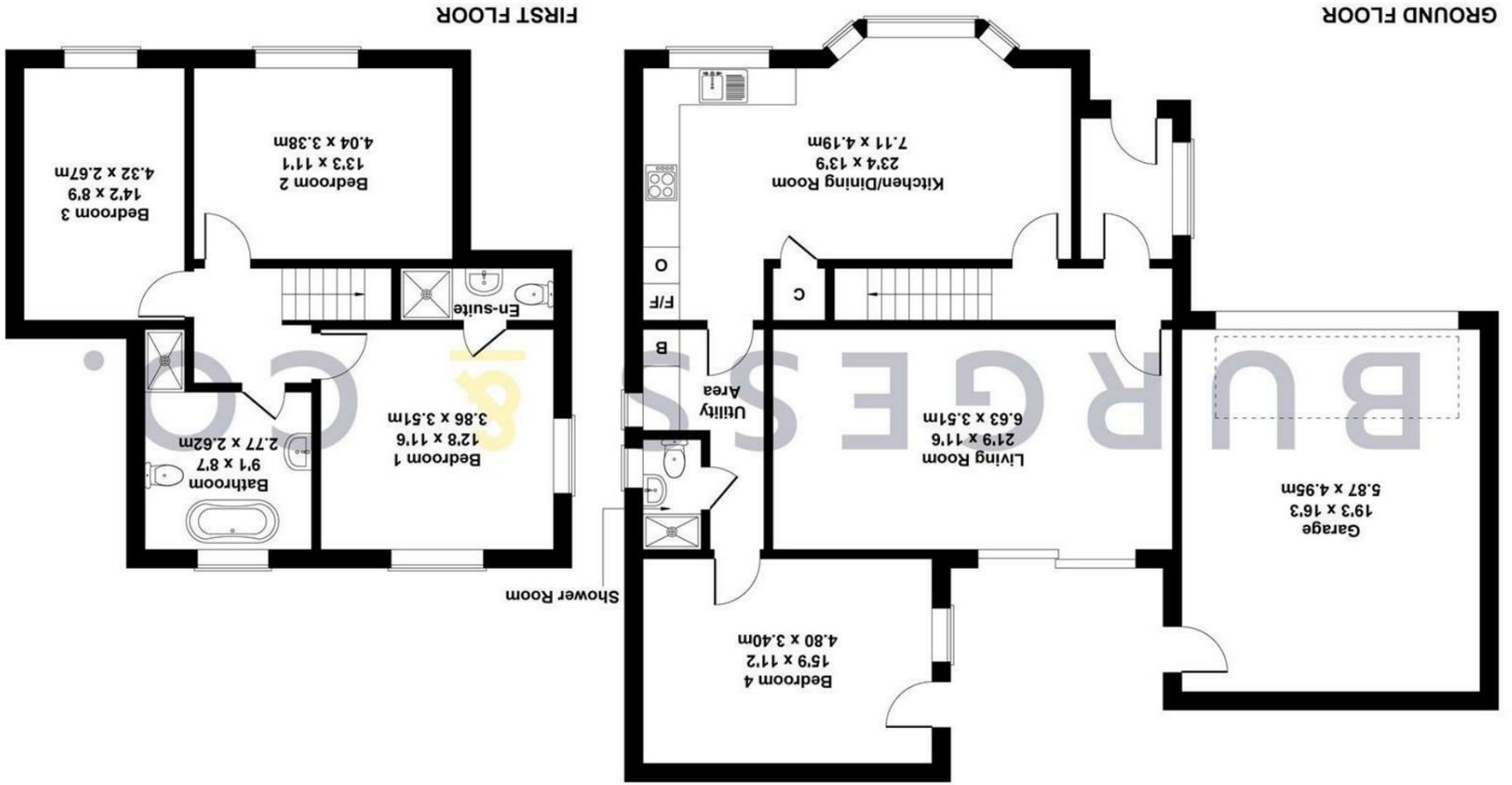




Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Plot 1 Sandhurst Lane  
Approximate Gross Internal Area  
1880 sq ft - 175 sq m

BURGESS & CO.  
01424 222255

Sunshine, Sandhurst Lane, Bexhill-On-Sea, TN39 4RH

Offers Over  
£550,000 Freehold



**01424 222255**

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to present to the market a private development offering a **NEWLY RENOVATED** four bedroom detached house. Ideally located in this semi rural location and being close to the sought after Little Common Village with its array of amenities, shopping facilities, doctors surgery and popular primary school. Bexhill Town Centre is within 2.5 miles providing further shopping facilities, mainline railway station and seafront. The property has been renovated throughout to a high standard with the accommodation comprising an entrance hall, a 21'9 x 11'6 living room with access out to a patio and lawned garden beyond, a contemporary fitted kitchen/dining room, a separate utility area, a downstairs shower room and a ground floor double bedroom. To the first floor there are three further double bedrooms with the main having an en-suite shower room and a fitted family bathroom. Further benefits include quality flooring/fittings throughout, gas central heating, double glazing and EV charger. To the outside there is a driveway providing off road parking, leading to an integral garage and there is an enclosed garden to the rear.

All enquiries are to be made directly to Burgess & Co for further information. This is an exclusive development of **ONLY THREE PROPERTIES**, so an early inspection is highly recommended to avoid disappointment.

**Entrance Vestibule**

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

**Hallway**

With stairs to first floor.

**Living Room**

21'9 x 11'6

With radiator, feature panelled wall, inset ceiling spotlights, double glazed bi-fold doors to the rear.

**Kitchen/Dining Room**

23'4 x 13'9

Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, fitted electric hob with extractor hood over, fitted eye level double oven, integrated fridge/freezer & dishwasher, feature panelled wall, radiator, inset ceiling spotlights, understairs storage cupboard housing fuse box, double glazed bay window to the front, double glazed window to the front. Door to

**Utility Area**

With boiler, space for appliances, double glazed frosted window to the side.

**Shower Room**

Comprising tiled shower, low level w.c, wash hand basin, inset ceiling spotlights, towel radiator, double glazed frosted window to the side.

**Bedroom Four**

15'9 x 11'2

With radiator, inset ceiling spotlights, double glazed window & door to the side.

**First Floor Landing**

With double glazed Velux window.

**Bedroom One**

12'8 x 11'6

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

**En-suite Shower Room**

Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, inset ceiling spotlights, extractor fan.

**Bedroom Two**

13'3 x 11'1

With radiator, double glazed window to the front.

**Bedroom Three**

14'2 x 8'9

With radiator, double glazed window to the front.

**Family Bathroom**

9'1 x 8'7

Comprising free standing bath, shower cubicle, vanity unit with inset wash hand basin, low level w.c, heated towel radiator, inset ceiling spotlights, feature panelled wall, double glazed frosted window to the rear.

**Garage**

19'3 x 16'3

With electric roller door with door to the side.

**Outside**

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

electric charging point and access to a garage. To the rear there is a patio area, a large area of lawn, being enclosed by fencing.

**NB**

Council tax band: TBC

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

