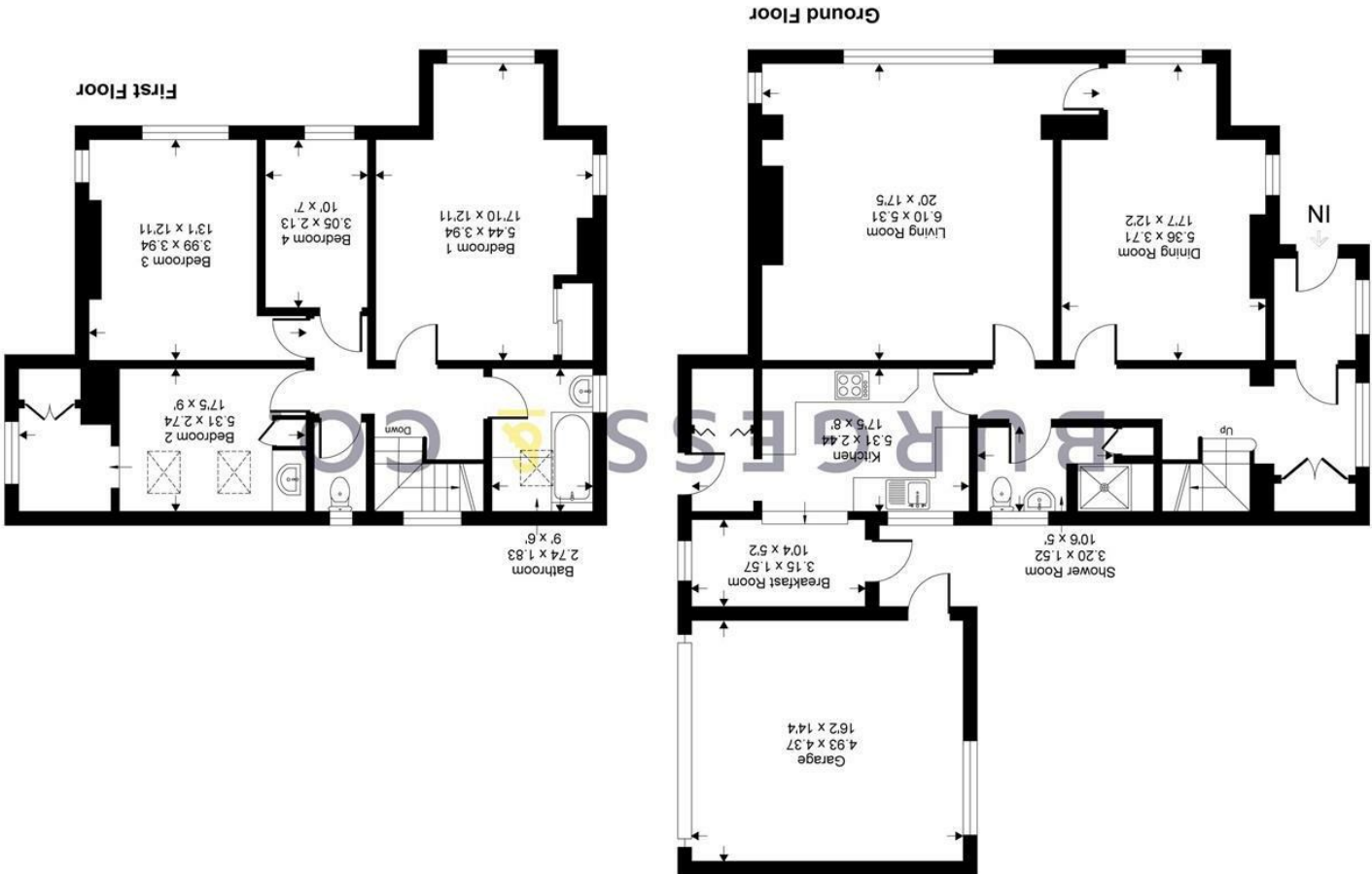


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Approximate Gross Internal Area = 157 sq m / 1691 sq ft
Approximate Garage Internal Area = 21.5 sq m / 232 sq ft
Approximate Total Internal Area = 178.5 sq m / 1923 sq ft

Dalmeny Road, TN39

BURGESS & CO.
01424 222255

9 Dalmeny Road, Bexhill-On-Sea, TN39 4HP

£520,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious detached house occupying a corner plot, situated in a quiet residential and sought after area of West Bexhill. Ideally located being within 2 miles of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront. Little Common Village is also within 1 mile and provides local convenience shops, a doctors surgery, primary school and bus services. The accommodation is arranged to provide a porch, a hallway, a 20'ft living room, a dining room, a kitchen, a breakfast room and a shower room to the ground floor. To the first floor there are four bedrooms, a family bathroom and a separate wc. The property benefits from gas central heating, double glazing, a spacious front garden, off road parking, a large garage and an enclosed rear garden area. Viewing is recommended to not only appreciate all that this property has to offer but also the location.

- Porch**
With double glazed window, door to

Entrance Hall
With radiator, fitted cupboard, understairs storage cupboard, stairs to First Floor.

Living Room
20'0 x 17'5
With two radiators, feature fireplace, double glazed window to the front & side. Door to

Dining Room
17'7 x 12'2
With radiator, double glazed window to the front & side. Door to Entrance Hall.

Kitchen
17'5 x 8'0
Comprising matching range of wall & base units, worksurfaces, tiled splashbacks, inset stainless steel sink unit, inset electric hob with extractor hood over, fitted oven, integrated microwave, space for appliances, fitted pantry, double glazed window, double glazed door to the side. Steps to

Breakfast Room
10'4 x 5'2
With double glazed window, door to the garden.

Shower Room
10'6 x 5'0
Comprising shower cubicle, low level w.c, pedestal wash hand basin, tiled walls, fitted cupboard, double glazed frosted window to the rear.
- First Floor Landing**
With radiator, stained glass window.

Bedroom One
17'10 x 12'11
With radiator, fitted wardrobes, double glazed window to the front & side.

Bedroom Two
17'5 x 9'0
With radiator, vanity unit with inset wash hand basin, fitted cupboard, fitted wardrobe, two Velux windows, double glazed window to the side.

Bedroom Three
13'1 x 12'11
With radiator, double glazed window to the front & side.

Bedroom Four
10'0 x 7'0
With radiator, double glazed window to the front.

Bathroom
9'0 x 6'0
Comprising bath with shower attachment, pedestal wash hand basin, partly tiled walls, Velux window, double glazed frosted window.

Separate W.C
Comprising low level w.c, double glazed frosted window to the rear.

Outside
The property occupies a corner plot with lawned garden to the front & side, flowerbeds housing mature plants, shrubs & trees, a pathway

and to the side there is a block paved driveway providing off road parking leading to a double garage. To the rear there is a paved patio garden with seating area, flowerbeds and garden shed.

- Garage**
16'2 x 14'4
With electric door, window & personal door.

NB
Council tax band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

