



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 = 149.6 sq m / 1611 sq ft
Approximate Garage Internal Area = 19 sq m / 205 sq ft
Approximate Total Internal Area = 168.6 sq m / 1816 sq ft

Linley Close, TN40

BURGESS & CO.
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7 Linley Close, Bexhill-On-Sea, TN40 1SR

£455,000 Freehold



****CHAIN FREE**** Burgess & Co are pleased to offer an opportunity to acquire this three/four bedroom detached chalet style house, situated in a sought after close within close proximity to Bexhill Town Centre with its amenities, shops, restaurants, mainline railway station and seafront. The property offers bright and well proportioned accommodation which comprises a porch, an entrance hall, an 18ft living room, a kitchen leading to a conservatory, two bedrooms, a bathroom, a separate w.c and to the first floor there are two double bedrooms and a further bathroom. Further benefits include double glazing and gas central heating and to the outside there is a front garden, a driveway providing off road parking for several vehicles, a single garage, and a secluded rear garden. However, the property would benefit from internal updating and modernisation in areas. The property is to be sold with no onward chain & vacant possession. Viewing highly recommended.

- Porch**

With door to
- Entrance Hall**

With radiator, understairs storage cupboard, stairs to first floor.
- Living Room**

18'0 x 14'3

With radiator, feature fireplace, double glazed window to the front.
- Kitchen**

12'9 x 10'2

Comprising range of wall, base & drawer units, worksurfaces, inset sink unit, fitted eye level oven, space for appliances to include cooker & fridge, space for table & chairs, partly tiled walls, dual aspect with double glazed window to the rear, window to the side, door to
- Conservatory**

10'2 x 5'3

With polycarbonate roof, double glazed windows, double glazed door to the garden.
- Bedroom Three**

15'2 x 11'11

With radiator, fitted wardrobe with sliding mirrored doors, dual aspect with double glazed window to the front & side.
- Bedroom Four/Study**

14'0 x 9'3

With radiator, fitted wardrobe, double glazed window to the rear.
- Bathroom**

70 x 6'4

Comprising panelled bath with mixer tap & shower attachment, pedestal wash hand basin, partly tiled walls, fitted cupboards, double glazed frosted window to the rear.

- Separate W.C**

Comprising low level w.c, wash hand basin, double glazed frosted window to the rear.
- First Floor Landing**
- Bedroom One**

18'0 x 14'8

With radiator, fitted cupboard, access to eaves, access to storage area with plumbing for sink unit (potential for small en-suite), double glazed window to the front & side.
- Bedroom Two**

15'8 x 9'11

With radiator, fitted cupboard, access to eaves, double glazed window to the side.
- Bathroom**

70 x 5'0

Comprising panelled bath, low level w.c, pedestal wash hand basin, partly tiled walls, double glazed frosted window to the rear.
- Garage**

16'8 x 8'6

With up & over door, double glazed window & door to the rear.

Outside

To the front there is an area of lawn, a pathway, flowerbed borders housing mature shrubs & bushes, a driveway providing off road parking and a garage. To the rear there is an area of lawn, a patio area to the side, flowerbed borders housing mature shrubs & bushes, being enclosed by fencing with gated side access. There is also an outside Utility Area with stainless steel sink unit & plumbing for washing machine and a Greenhouse/Conservatory with tiled floor & double glazed windows.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

