



BURGESS & CO.
01424 222255

97 De La Warr Road, Bexhill-On-Sea, TN40 2JE

£600,000 Freehold



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Burgess & Co are delighted to bring to the market this unique and charming detached period property that was once a hotel. Ideally located within 1 mile of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront. Local schools, Bexhill College and bus services are also within walking distance too. The accommodation is arranged to provide a spacious entrance porch, a 19'3ft hallway, a 23'2ft dual aspect living room, a 20'4ft dining room, a study, a kitchen, a breakfast room, a cloakroom and access to a basement. To the first floor there are six bedrooms, one with access to a 20'9ft balcony, a family bathroom and a separate shower room. The property benefits from many original features throughout, double glazing, gas central heating, a raised front garden, a driveway providing ample off road parking, an enclosed rear garden and a 20'6ft detached garage. The property is in need of some updating but must be seen to truly appreciate all that it has to offer.

Porch
20'9 x 7'6
With tiled floor, windows to the front & side. Door to

Entrance Hall
19'3 x 8'6
With radiator, wooden flooring, stairs to First Floor, two windows to the side. Door with stairs leading down to the basement area.

Living Room
23'2 x 16'9
With two radiators, feature brick fireplace, wooden flooring, double glazed bay window to the front, two stained glass windows to the side.

Dining Room
20'4 x 13'9
With radiator, feature fireplace, wooden flooring, two double glazed bay windows to the side, double glazed window & French doors to the rear.

Breakfast Room
16'3 x 11'8
With wooden flooring, alcove with Aga cooker, borrowed light window, double glazed window to the side. Two doorways leading to

Kitchen
16'5 x 7'8
Comprising matching range of wall & base units, worksurface, inset sink unit, space for cooker with extractor hood over, space for appliances & standing fridge/freezer, wall mounted boiler, tiled floor, double glazed window to the rear, door to the side.

Study
11'2 x 10'7
With radiator, wooden floor, feature fireplace, two windows to the side, windows & door to the Porch.

Downstairs W.C
7'9 x 4'5
Comprising low level w.c, wash hand basin, window to the rear.

First Floor Landing
With radiator, loft hatch.

Bedroom
23'0 x 16'9
With radiator, feature surround, vanity unit with inset wash hand basin, double glazed bay window to the front, two double glazed windows to the side.

Bedroom
16'5 x 10'4
With radiator, vanity unit with inset wash hand basin, double glazed window to the side.

Bedroom
13'9 x 11'8
With radiator, double glazed window to the side.

Bedroom
14'0 x 7'7
With radiator, dual aspect with double glazed window to the side & rear.

Bedroom
11'9 x 9'7
With radiator, vanity unit with inset wash hand basin, double glazed window to the front.

Bedroom
9'9 x 8'9
With radiator, double glazed window to the front, double glazed door to Balcony.

Bathroom
16'6 x 7'7
Comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, two fitted cupboards, wooden floor, heated towel radiator, partly tiled walls, double glazed window to the side.

Shower Room
6'9 x 7'7
Comprising shower cubicle, low level w.c, window to the rear.

Outside
To the front there is a long sloped driveway providing ample off road parking leading to a detached garage, an area of lawned garden, flowerbed borders housing mature plants & shrubs. To the rear there is a patio area, steps lead up to an area of lawn, flowerbed borders housing mature plants & shrubs

Detached Garage

20'6 x 12'0

With double doors, two windows, personal door to the side.

NB

Council tax band: F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

