

CHAIN FREE

Offers In Excess Of

BURGESS & CO. 20 Glenleigh Avenue, Bexhill on Sea, TN39 4EQ

£490,000



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We are delighted to bring to the market an exceptional four bedroom semi-detached character home that has been updated extensively and to a particularly high standard by the current owners. This hugely impressive property boasts stunning kitchen/breakfast room, opening to a conservatory/dining area currently used as a garden room, living room, modern cloakroom/WC, ground floor bedroom four, three first floor bedrooms, recently installed quality shower room/WC and entrance hall. The property additionally benefits from a recently installed high efficiency gas boiler with warranty and double glazing. To the outside there is a most attractive partially secluded rear garden laid to shrub, flower and fruit beds with a recently constructed workshop/studio, good sized block paved driveway providing off-road parking for a number of vehicles leading to a larger than average garage/workshop and front garden. Ideally located in this highly sought after tree lined Avenue you are ideally placed for schools, Bexhill Downs as well as the many amenities of Bexhill Town Centre. To be offered with no onward chain viewing is highly recommended.

Double Glazed Frosted Front Door leading into:

Entrance Hall

door to understairs storage housing meters, door to:

Recently Installed Cloakroom/WC

low level WC with infrared flush, vanity wash hand basin with mixer taps over, fully tiled walls, LED wall mounted mirror.

Living Room

with recently installed contemporary gas flame fire, oak flooring, double glazed bay window with outlook over front garden.

Newly Installed Kitchen/Breakfast Room

with tiled floor and underfloor heating, range of working surfaces with LED lighting recessed under, cupboards and drawers under also cupboards over, integrated Bosch induction hob with extractor over, integrated Bosch oven, integrated Bosch combi oven/microwave oven, integrated dishwasher, integrated washing machine, integrated tall fridge/freezer, large wine chiller, waste disposal sink unit, bespoke copper effect mirrored splashback surround, downlighting, electronically operated double glazed Velux windows, double glazed windows overlooking rear garden, double glazed door giving access to driveway and garage. (All integrated appliances come with warranty to be passed to new owners, excluding washing machine) opening into:

Conservatory/Dining Area

with tiled floor and underfloor heating, double glazed with

remote controlled ceiling fan/light, attractive outlook over garden, double glazed door giving access to garden.

Ground Floor Bedroom 4

with double glazed windows to side.

Stairs rising to first floor, 2 double glazed half landing windows, hatch with retractable ladder giving access to boarded loft, door to airing cupboard.

Bedroom

with double glazed windows enjoying attractive outlook with views towards the sea.

Bedroom

double glazed windows overlooking rear garden.

Bedroom

with double glazed windows overlooking rear garden.

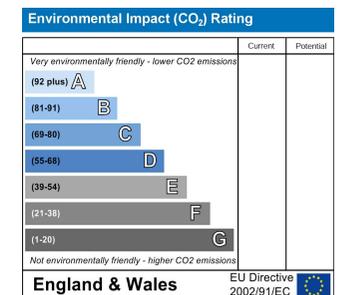
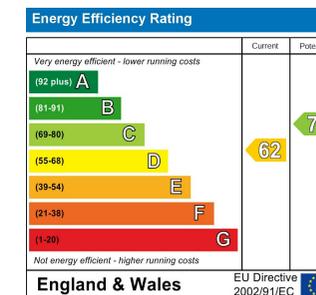
Newly Installed Family Shower Room/WC

featuring large shower cubicle with rainfall shower, low level WC with Infrared flush, vanity wash hand basin with mixer taps over, contemporary curved chrome heated towel rail, fully tiled walls, downlighting, double glazed frosted window to side.

Outside

to the front the property enjoys an attractive established front garden mainly laid to lawn with flower and shrub borders. There is block paved driveway providing off-road parking for a number of vehicles with all weather external

power supply and secondary gates leading to garage/workshop. There is decked area where there is also rear access into good sized Garage/workshop with American style fridge/freezer incorporating ice maker, with power and light. This beautiful garden is mainly laid to lawn. There is a secluded firepit area with patio seating positions, further rear patio area, timber built recently constructed workshop/studio which has power, further timber built shed, hot and cold taps, and further external all weather power supply outside of conservatory.











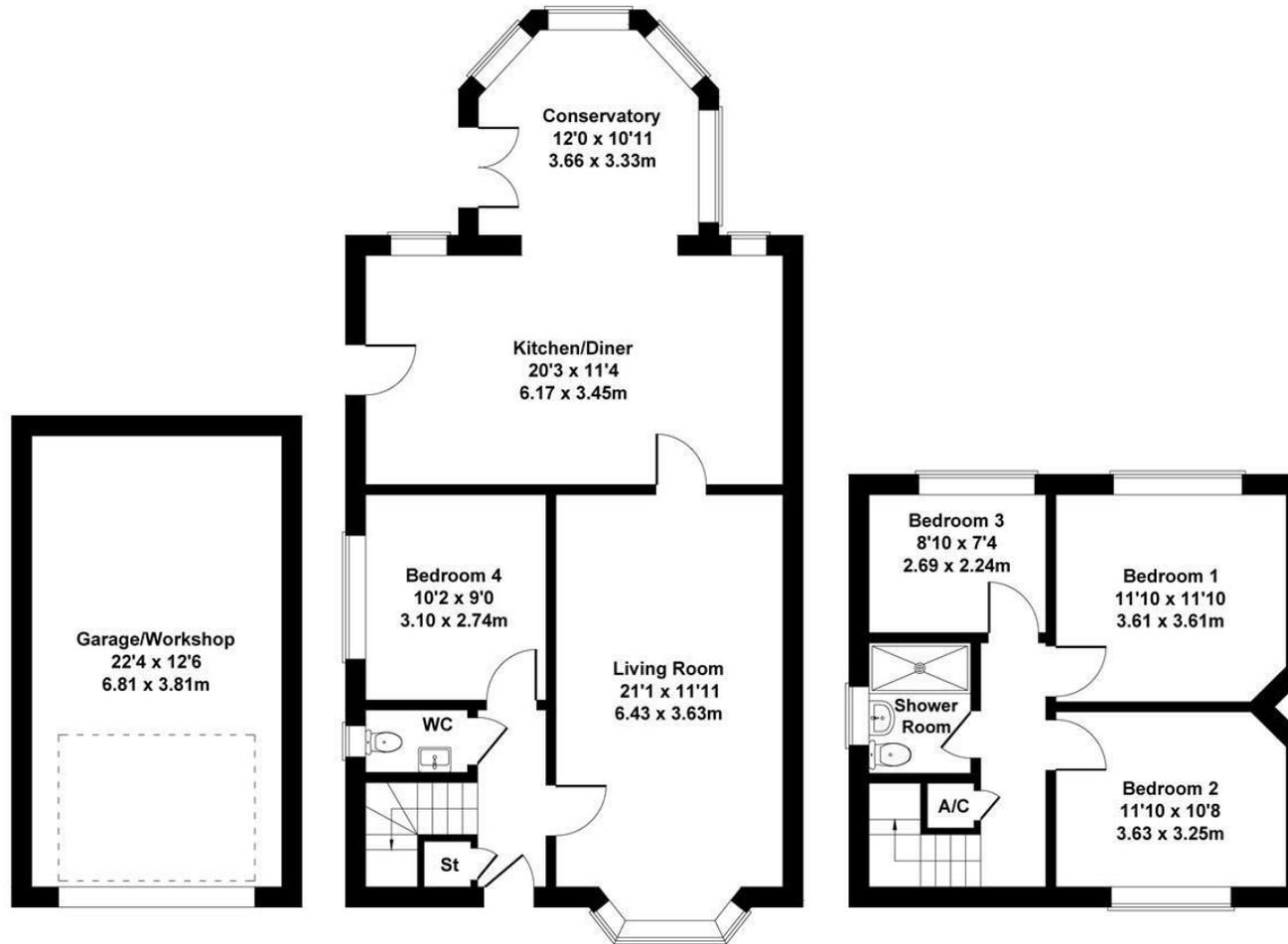






20 Glenleigh Avenue

Approximate Gross Internal Area
1457 sq ft - 135 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

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