

**BURGESS & CO.** 6 South Cliff, Bexhill-On-Sea, TN39 3EL

**£1,100,000**





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Burgess & Co are delighted to present this rarely available detached family home situated along the prestigious South Cliff with its wonderful views along Bexhill seafront and easy access to Bexhill town centre amenities including mainline railway station with its direct links to London. The property boasts a great size entrance sunroom which gives access to an internal entrance hall with stairs rising to the first floor and further access to a large lounge and dining room, downstairs WC, downstairs bedroom with en-suite shower room, modern fitted kitchen with utility room and a rear conservatory. To the first floor there is a wonderful master bedroom with a walk-in wardrobe area leading to an en-suite bathroom, additional family bathroom, two further bedrooms with a sun terrace to the front capturing superb far reaching views across the English Channel and has scope to extend over the rear flat roof area like neighbouring properties. To the outside, there is a front laid to lawn garden with well-maintained borders and shrubs, large driveway for multiples vehicles leading to the garage with access to rear garden. The property additionally benefits from double glazing, gas central heating and oak flooring throughout the downstairs. To the back there is a patio area with steps leading down to a mainly laid to lawn garden that has been beautifully maintained and presented with a small garden storage room to the side giving access front to back. This is a rare opportunity and so viewings highly recommended by Sole Agents.

Entrance Sun Room

177" x 107" max (5.38m x 3.25m max)  
double glazed windows and door, dwarf walls, tiled floor, outlook over front garden and driveway.

Hallway

radiator, single glazed frosted door and window to Sun Room, separate storage cupboard housing electric consumer unit and cloaks cupboard.

Separate WC

low level WC, corner sink unit, towel rail.

Reception Room

1710" x 1611" max (5.46m x 5.16m max)  
large double glazed window to front, two double glazed windows to side, electric feature fireplace with surround and hearth, radiator, storage cupboard.

Dining Room

1311" x 122" max (4.25m x 3.73m max)  
radiator, double glazed windows, sliding glass double doors into Kitchen, doors into:

Conservatory

149" x 65" max (4.50m x 1.96m max)  
tiled floor, double glazed door leading out onto raised patio and down to garden.

Kitchen

1411" x 120" max (4.55m x 3.68m max)  
modern fitted kitchen with oak working surfaces and cupboards and drawers under also cupboards over, butler sink with mixer tap over, eye level NEFF oven and AEG microwave, AEG induction hob with extractor over, integrated dishwasher, space for freestanding American fridge/freezer, vertical designer radiator, double glazed large window overlooking garden, inset ceiling LED lighting, opening kitchen units leading into:

Utility Space

working surface and cupboards, space and plumbing for washing machine and tumble dryer, Worcester boiler, door leading to garage to the side of property.

Bedroom 4

1310" x 100" max (4.24m x 3.07m max)  
double bedroom, radiator, double glazed window to front and side.

En-Suite Shower Room

walk in shower cubicle with glass screen, fully tiled, pedestal wash hand basin, chrome heated towel rail, double glazed window to side.

Stairs leading to first floor landing, with hatch giving access to loft and double glazed window overlooking rear.

Bedroom 1

1710" x 127" max (5.46m x 3.84m max)  
large double glazed windows overlooking front and two double glazed windows overlooking side, fitted wardrobes leading to

Walk through Wardrobe

fitted wardrobes.

En-Suite

large fitted bath with separate shower cubicle, low level WC and bidet, vanity cupboards and dressing table with inset sink, radiator, double glazed windows overlooking rear and side.

Bedroom 2

138" x102" max (4.19m x3.10m max)  
panelled feature wall with storage, radiator, double glazed window to side and front with door leading to:

Terrace

1811" x 115" max (5.79m x 3.48m max)  
enclosed by railings, far reaching Channel views.

Family Bathroom

fitted bath with shower screen and electric shower over, low level WC, pedestal wash hand basin, partially tiled, radiator.

Bedroom 3

1110" x 710" max (3.61m x 2.41m max)  
single room, fitted cupboard storage, radiator, double glazed windows overlooking front.

Garage

215" x 1110" max (6.53m x 3.61m max)  
electric door, access through rear to garden and utility room.

Outside

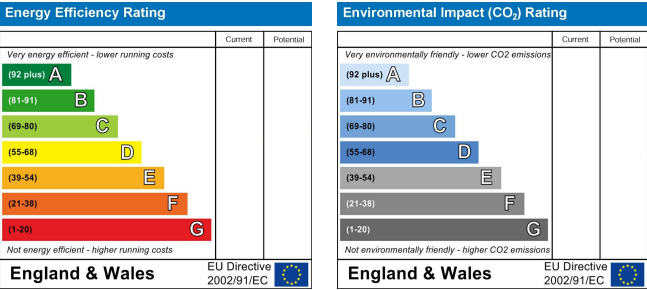
To the front there is a large driveway and beautifully maintained large garden. To the rear there is a small patio which steps down to a large garden mainly laid to lawn with established plant and shrub borders. To the side there is a small garden storage room giving access front to back.

NB

The property is to be offered chain free

Solar panels to the roof - not being used.

Please note there is scope to extend across rear first floor flat roof as per neighboring properties.



























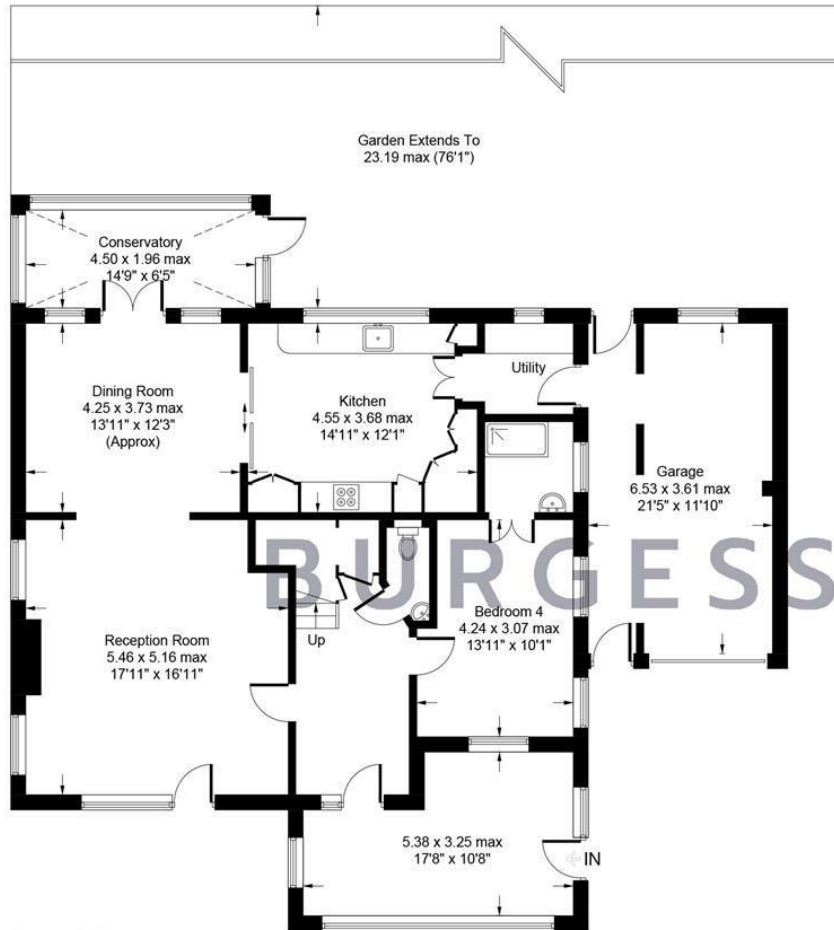




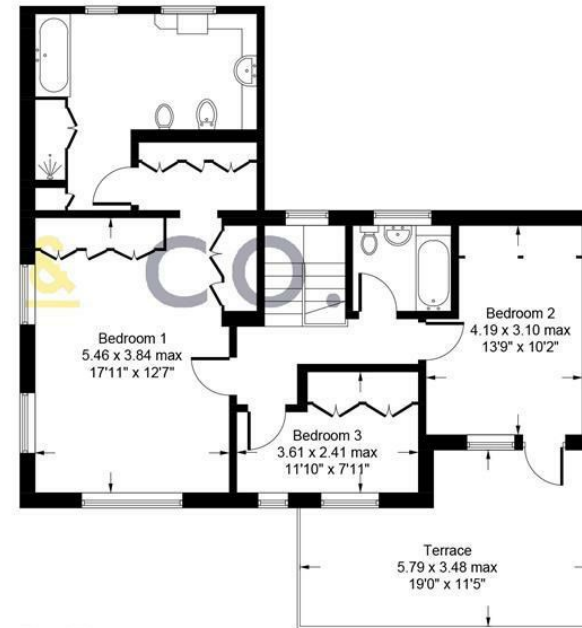


# South Cliff, TN39

Approximate Gross Internal Area = 223.4 sq m / 2405 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**

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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