



BURGESS & CO.  
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14 Rotherfield Avenue, Bexhill-On-Sea, TN40 1SY

£395,000 Leasehold -  
Share of Freehold





Burgess & Co are delighted to bring to the market this unique Leasehold semi-detached period house with sea views. Ideally situated being within walking distance to Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, and seafront with iconic De La Warr Pavilion. The property is accessed via a private gate with pathway leading to a private front door and access to the rear garden. The accommodation comprises an entrance hall, a living room, a kitchen/breakfast room, a bedroom/office and a cloakroom. To the first floor there are three bedrooms and a family bathroom. The property benefits from gas central heating, off road parking, a garage to the rear and a particular feature is the private good sized garden. Viewing is essential to not only appreciate all that this property has to offer but also the convenient location.

Entrance Hall

With radiator, storage cupboard, fitted cupboard housing consumer unit & electric meter, stairs to First Floor.

Downstairs W.C

10'5 x 2'6  
Comprising low level w.c, wash hand basin, partly tiled walls, radiator, double glazed frosted window to the side.

Living Room

15'8 x 14'1  
With two radiators, feature fireplace with log burner, original wood flooring, double glazed bay window to the rear, double glazed window to the side, door to the rear garden.

Kitchen/Breakfast Room

12'8 x 12'2  
Comprising matching range of wall & base units, worksurface, inset butlers sink unit, range style cooker, space for washing machine & standing fridge/freezer, space for table & chairs, fitted cupboard housing boiler, radiator, inset ceiling spotlights, tiled floor, double glazed windows to both sides, stable style door to the rear garden.

Bedroom/Office

9'0 x 8'6  
With radiator, fitted cupboards, double glazed window to the side.

First Floor Landing

With radiator, access to loft, airing cupboard, double glazed window.

Bedroom One

15'7 x 13'1  
With radiator, fitted wardrobe, double glazed bay window to the rear enjoying far reaching views over Bexhill towards the sea, double glazed window to the side with sea views.

Bedroom Two

13'3 x 8'8  
With radiator, double glazed window to the side.

Bedroom Three

11'5 x 6'6  
With radiator, built-in wardrobe, double glazed window to the side.

Bathroom

12'0 x 7'6  
Comprising panelled bath, walk-in shower cubicle with sliding door, pedestal wash hand basin, low level w.c, radiator, storage cupboard, inset ceiling spotlights, double glazed window with sea views.

Outside

There is a raised patio area with the rest of the garden being tiered & mainly laid to lawn with mature borders, gated side access and the garden is enclosed by fencing & brick wall with rear garden providing access to the garage.

Detached Garage

15'5 x 8'2  
With up & over door.

NB

There is the remainder of a 999 year Lease from 24 June 1960 to include a 1/3 share of the Freehold and we have been advised that the maintenance is a 1/3 share split on an as & when basis. 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

