

**BURGESS & CO.** 101 Little Common Road, Bexhill on Sea, TN39 4JA

**Chain Free £379,950**



We are delighted to bring to the market a particularly spacious and well-presented three bedroom semi-detached house with substantial rear garden and impressive frontage. This excellent property also boasts sitting room, dining room, kitchen, utility room, family bathroom/WC and entrance hall. The property additionally benefits from gas boiler with radiators and double glazing. To the outside the rear garden is south facing and there is off-road parking to the front for numerous vehicles. Situated opposite Bexhill Downs you are ideally located for a number of schools as well as the shopping facilities of Bexhill Town Centre and the railway station at Collington. To be offered with no onward chain, viewing highly recommended by Sole Agents.

Double glazed frosted front door into:

### Entrance Hall

with doors to understairs storage.

### Cloakroom/WC

with low level WC, wash hand basin, double glazed frosted window to side.

### Sitting Room

14'4" x 13'5" (4.39 x 4.11)

with double glazed bay window overlooking front.

### Dining Room

17'0" max x 10'9" (5.20 max x 3.28)

with feature fireplace, double glazed patio doors and windows overlooking and giving access to stunning rear garden.

### Kitchen

10'5" x 8'7" (3.20 x 2.63)

with range of working surfaces with cupboards and drawers under also cupboards over, space for cooker with extractor hood above, space for dishwasher, stainless steel sink unit with mixer taps over, double glazed window to side, Worcester wall mounted gas boiler, door to:

### Utility Room

7'10" x 5'8" (2.41 x 1.74)

with space for large fridge-freezer, worktop with space and plumbing for washing machine also space for dryer, double glazed window to side, double glazed door giving access to rear garden.

Stairs rising to first floor landing with hatch giving access to loft, double glazed window to side.

### Master Bedroom

13'7" x 12'5" to front of wardrobes (4.16 x 3.79 to front of wardrobes)

with range of fitted wardrobes, double glazed bay window to front overlooking Bexhill Downs.

### Bedroom 2

13'11" x 10'0" (4.25 x 3.07)

with large fitted wardrobe, double glazed window overlooking rear garden.

### Bedroom 3

10'9" x 9'7" (3.28 x 2.93)

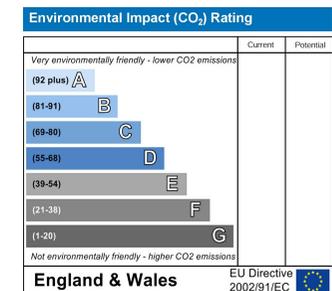
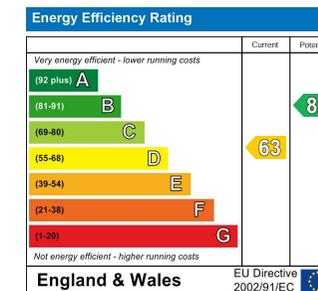
with double glazed window overlooking rear garden.

### Family Bathroom/WC

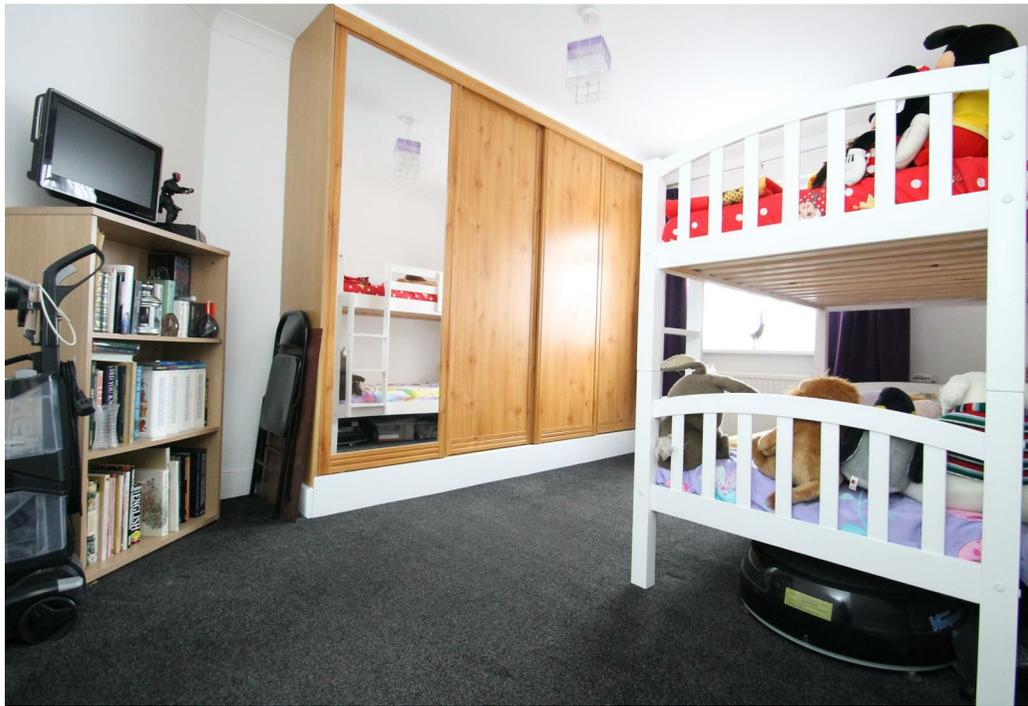
with white suite comprising corner bath with mixer taps and shower attachment over, separate shower cubicle, pedestal wash hand basin, low level WC, extractor fan, fully tiled walls, double glazed frosted window to front.

### Outside:

To the outside there is a stunning and substantial south facing rear garden having a good sized area of patio but mainly laid to lawn, two timber built garden sheds, enclosed by wood panel fencing and established flower and shrub borders. To the front there is a good sized frontage being laid to shingle providing parking for a number of vehicles.













# FLOOR PLAN

# COMING SOON

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