



BURGESS & CO.

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8 Gainsborough Road, Bexhill-On-Sea, TN40 2UL

£495,000 Freehold

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Burgess & Co are delighted to bring to the market this detached house, situated in a quiet residential area. Ideally located being within a mile of Ravenside Retail Park with its array of shops and leisure centre as well as access to Glyne Gap beach. Bexhill Town Centre is also within a mile with further shopping facilities, restaurants, mainline railway station and the seafront. The accommodation comprises an entrance hall, a living room, a dining room, a fitted kitchen with utility area, a study, a conservatory and a cloakroom to the ground floor. To the first floor there are four bedrooms with the main bedroom having an en-suite shower room and there is also a fitted family bathroom. The property benefits from double glazing and gas central heating. To the outside there is a driveway providing off road parking leading up to a double garage and to the rear there is an enclosed south facing garden with a raised patio area. Viewing is highly recommended to appreciate all this property has to offer by vendors sole agents.

- Porch**

With double glazed window to the front, personal door to Garage, door to
- Downstairs W.C**

Comprising low level w.c, vanity unit with inset wash hand basin, radiator, partly tiled walls, double glazed frosted window to the front.
- Entrance Hall**

With radiator, tiled floor, stairs to first floor.
- Living Room**

18'5 x 13'4  
With radiator, feature gas fireplace, fitted shelving, double glazed window to the rear, double glazed double doors to
- Conservatory**

16'4 x 11'3  
With polycarbonate roof, double glazed windows & doors.
- Dining Room**

14'1 x 9'3  
With radiator, double glazed bay window to the rear.
- Kitchen**

20'1 x 9'6  
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, Range master cooker, extractor hood over, space for standing fridge/freezer, breakfast bar area, radiator, double glazed window to the side & rear.
- Utility Area**

Comprising matching wall & base units, worksurface, inset stainless steel sink, space for appliances, radiator, double glazed window to the front, double glazed door to the side.
- Study**

7'4 x 6'6  
With radiator, built-in desk, double glazed window to the front.
- First Floor Landing**

With loft hatch, cupboard housing cylinder, pump & boiler, double glazed bay window.
- Bedroom One**

12'8 x 11'8  
With radiator, fitted wardrobes, double glazed window to the rear. Door to
- En-suite Shower Room**

6'8 x 5'6  
Comprising tiled shower cubicle, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, shaver point, extractor fan, double glazed frosted window to the front.
- Bedroom Two**

13'0 x 10'6  
With radiator, fitted wardrobes, double glazed window to the rear.
- Bedroom Three**

10'8 x 7'2  
With radiator, fitted wardrobe, double glazed window to the front.
- Bedroom Four**

9'5 x 7'1  
With radiator, double glazed window to the rear.
- Family Bathroom**

Comprising bath, low level w.c, wash hand basin, radiator, fitted cupboard, double glazed frosted window to the front.
- Outside**

To the front there is an area of lawn, a block paved driveway leading to a

double garage and gated side access. To the rear there is a south facing garden being mainly laid to lawn with a patio area, a stepping stone path, a raised patio area with sleepers, an area of woodchip with summer-house, a hot tub area with pergola over, outside tap, flowerbeds housing mature trees & shrubs, being enclosed by fencing and enjoying privacy.

**Double Garage**

16'5 x 16'1  
Double garage with double doors, light, radiator, (internally it is boarded up), glazed door to the side.

**NB**

Council tax band: E

Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC

