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BURGESS & CO.
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16 Heighton Close, Bexhill-On-Sea, TN39 3UP

Offers Over
£400,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market a particularly spacious three bedroom detached house, situated in this highly sought after area of West Bexhill. Ideally located within a peaceful Cul-de-Sac, being within easy reach of good schools, The Relais Cooden Beach, Little Common Village with its array of amenities and the railway station in Collington. The property is in need of improvement and the accommodation comprises a porch, an entrance hall, a good sized living room, a separate dining room, a fitted kitchen and a downstairs cloakroom. To the first floor there are two double bedrooms, a single bedroom and a family bathroom. Further benefits include gas central heating and double glazing. Please note this property has planning permission to create a further bedroom above the dining room, so becoming a 4 bedroom property. To the outside there is a small front garden, a driveway providing off road parking leading to a single garage and an enclosed rear garden. Viewing highly recommended to appreciate all this property and location has to offer.

Porch

7'5 x 4'9
Being double glazed with tiled floor, double glazed door to

Entrance Hall

With parquet flooring, radiator, large storage cupboard with gas meter, stairs to First Floor.

Downstairs W.C

6'4 x 3'1
Comprising low level w.c, vanity unit with wash hand basin, tiled walls, radiator, double glazed window to the side.

Living Room

17'6 x 17'2
With radiator, parquet flooring, double glazed porthole window to the side, double glazed bay window to the front. Wooden doors to

Dining Room

16'7 x 10'4
With two radiators, three double glazed windows, double glazed doors to the rear garden.

Kitchen

10'6 x 8'6
Comprising wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, space for standing fridge/freezer, space for washing machine, space for free standing cooker,

hatch to dining room, radiator, breakfast bar, Worcester boiler, thermostat, double glazed window to the rear, double glazed door to the garden.

First Floor Landing

13'0 x 5'8
With radiator, hatch to loft, airing cupboard housing cylinder, double glazed window to the front.

Bedroom One

15'6 x 10'6
With radiator, dual aspect with double glazed window to the side & rear with distant sea views.

Bedroom Two

11'7 x 10'6
With radiator, dual aspect with double glazed window to the side & rear.

Bedroom Three

7'6 x 7'2
With radiator, double glazed window to the front.

Bathroom

6'8 x 6'5
Comprising bath, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed frosted window to the front.

Outside

To the front there is a driveway providing parking and leading

to a single attached garage, an area of hardstanding providing further parking. To the rear, there is an enclosed garden, being mainly laid to lawn and is enclosed by fencing.

Garage

18'8 x 8'4
With up & over door, personal door to the rear.

NB

Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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

