

**BURGESS & CO.** 36 Martyns Way, Bexhill-On-Sea, TN40 2SE

**£475,000**



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Burgess & Co are delighted to bring to the market this spacious four bedroom family home situated in a popular residential area within easy reach of Ravenside Retail Park, local shops and amenities. The property comprises of large front driveway for multiple vehicles leading to single garage with separate utility space to the rear, modern fitted kitchen, bathroom, four double bedrooms and extremely large rear garden being mainly laid to lawn. The property additionally benefits from triple glazing and full gas central heating system. The property is currently occupied but can be offered CHAIN FREE for the right buyer. A viewing is highly recommended by Sole Agents.

## Entrance Hall

radiator.

## Reception Room

16'3 x 12'0 max (4.95m x 3.66m max)

spacious room with feature brick fireplace with brick hearth, radiator, uPVC bi fold doors onto garden, feature wall, opening to:

## Dining Room

12'0 x 9'0 max (3.66m x 2.74m max)

space for table and chairs, radiator, UPVC bi fold doors onto garden.

## Kitchen

12'0 x 10'9 max (3.66m x 3.28m max)

modern fitted kitchen, quartz working surfaces with cupboards and drawers under also cupboards over, tiled splashback, Rangemaster cooker with extractor hood over, space and plumbing for dishwasher, space for fridge, space for freezer, inset stainless steel sink unit with mixer tap over, radiator, door to garden.

## Bedroom

15'7 x 9'11 max (4.75m x 3.02m max)

dual aspect with windows to front and side of property, radiator.

## Bedroom

12'1 x 9'11 max (3.68m x 3.02m max)

double glazed window to front of property, radiator.

## Family Bathroom

suite comprising walk in shower cubicle, separate corner bath, pedestal wash hand basin, low level WC, frosted double glazed window to side of property, radiator, walk in cupboard housing boiler.

Stairs rising to large first floor landing, storage cupboard.

## Bedroom

16'6 x 11'0 max (5.03m x 3.35m max)

with ample eaves storage, radiator, double glazed windows to rear overlooking garden.

## Bedroom

15'8 x 11'0 max (4.78m x 3.35m max)

with ample eaves storage, radiator, double glazed windows to front of property.

## Separate WC

pedestal wash hand basin, low level WC.

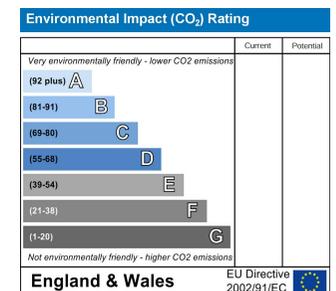
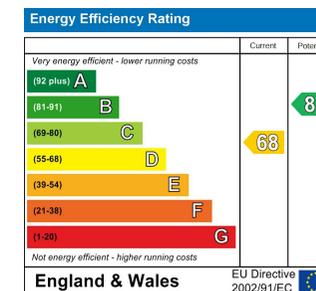
## Garage

9'0 x 8'9 max (2.74m x 2.67m max)

single garage with storage space and utility space to rear.

## Outside

To the front of the property there is large driveway allowing parking for multiple vehicles leading to single garage. To the rear is a large garden extending 153'10" max being mainly laid to lawn, with timber built shed, established shrubs and trees and screened by trees and fencing.













# Martyn's Way, TN40

Approximate Gross Internal Area = 166.8 sq m / 1795 sq ft  
 (Including Eaves)  
 Garage = 22 sq m / 237 sq ft  
 Total = 188.8 sq m / 2032 sq ft



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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