



BURGESS & CO.  
01424 222255

Tall Oaks, Sandhurst Lane, Bexhill-On-Sea, TN39 4RH

£650,000 Freehold





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Burgess & Co are proud to present to the market a private development offering a newly built FOUR bedroom detached house. Ideally located in this semi rural location and being close to the sought after Little Common Village with its array of amenities, shopping facilities, doctors surgery and popular primary school. Bexhill Town Centre is within 2.5 miles providing further shopping facilities, mainline railway station and seafront. The property has been finished to a high standard and specification throughout, with the accommodation comprising a spacious entrance hall, a living room with access to a separate dining room, a contemporary fitted kitchen/breakfast room with access and views out to the rear garden, a downstairs cloakroom and a ground floor bedroom with en-suite. To the first floor there are three further double bedrooms with the main having an en-suite bathroom and a family bathroom. Further benefits include quality flooring/fittings, air source heat pump system, double glazing, EV charger and the house comes with a 10 year new build warranty. To the outside there is a sweeping driveway providing off road parking as well as gardens to the front, side and rear with scope to create your own dream garden.

All enquiries are to be made directly to Burgess & Co for further information. This is an exclusive development of ONLY THREE PROPERTIES, so an early inspection is highly recommended to avoid disappointment.

**Entrance Hall**  
With radiator, understairs storage cupboard, underfloor heating panel, double glazed window to the front.

**Downstairs W.C**  
Comprising low level w.c, vanity unit with inset wash hand basin, towel radiator,

**Living Room**  
15'2 x 12'2  
With radiator, inset ceiling spotlights, three wall lights, double glazed window to the front. Double oak doors opening to

**Dining Room**  
14'1 x 10'4  
With radiator, inset ceiling spotlights, door to Hall, double glazed window to the side.

**Kitchen/Breakfast Room**  
20'9 x 12'9  
Comprising matching range of wall & base units, worksurface, inset twin Butler sinks, tiled splashbacks, fitted Lamona hob with extractor hood over, fitted oven, integrated Lamona fridge/freezer & dishwasher, breakfast bar with pendant lights, feature panelled wall, two radiators, space for table & chairs, inset ceiling spotlights, undercounter & plinth lighting, double glazed floor to ceiling window to the side, double glazed bi-fold doors to the rear.

**Utility Room**  
11'7 x 5'9  
Comprising matching range of wall & base units, worksurface, tiled splashbacks, inset sink unit, integrated washing machine, radiator, inset ceiling spotlights, double glazed door to the side.

**Bedroom Four**  
12'8 x 11'4  
With radiator, built-in wardrobe, double glazed window to the front. Door to

**En-suite Shower Room**  
6'3 x 6'3  
Comprising corner shower cubicle, low level w.c, vanity unit with inset wash hand basin, towel radiator, double glazed frosted window to the side.

**First Floor Landing**  
With radiator, loft storage area, double glazed Velux window.

**Bedroom One**  
14'5 x 12'9  
With radiator, two wall lights, walk-in wardrobe area, double glazed window to the rear. Door to

**En-suite Shower Room**  
10'4 x 5'4  
Comprising walk-in shower, vanity unit with inset wash hand basin, low level w.c, towel radiator, inset ceiling spotlights, double glazed Velux window.

**Bedroom Two**  
15'9 x 11'9  
With radiator, double glazed window to the front.

**Bedroom Three**  
14'9 x 11'0  
With radiator, built-in wardrobe, double glazed window to the front.

**Family Bathroom**  
12'6 x 7'7  
Comprising free standing bath, feature panelled wall, walk-in shower, vanity unit with inset wash hand basin, low level w.c, inset ceiling spotlights, towel radiator, double glazed Velux window.

**Outside**  
To the front there is an area of lawn and a block paved driveway providing off road parking for two vehicles. To the rear there is a patio area, a large area of lawn, mature hedges & tree, access to both sides and is enclosed by new fencing.

NB

Council tax band: F

Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 83      | 89        |
| (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

