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BURGESS & CO.

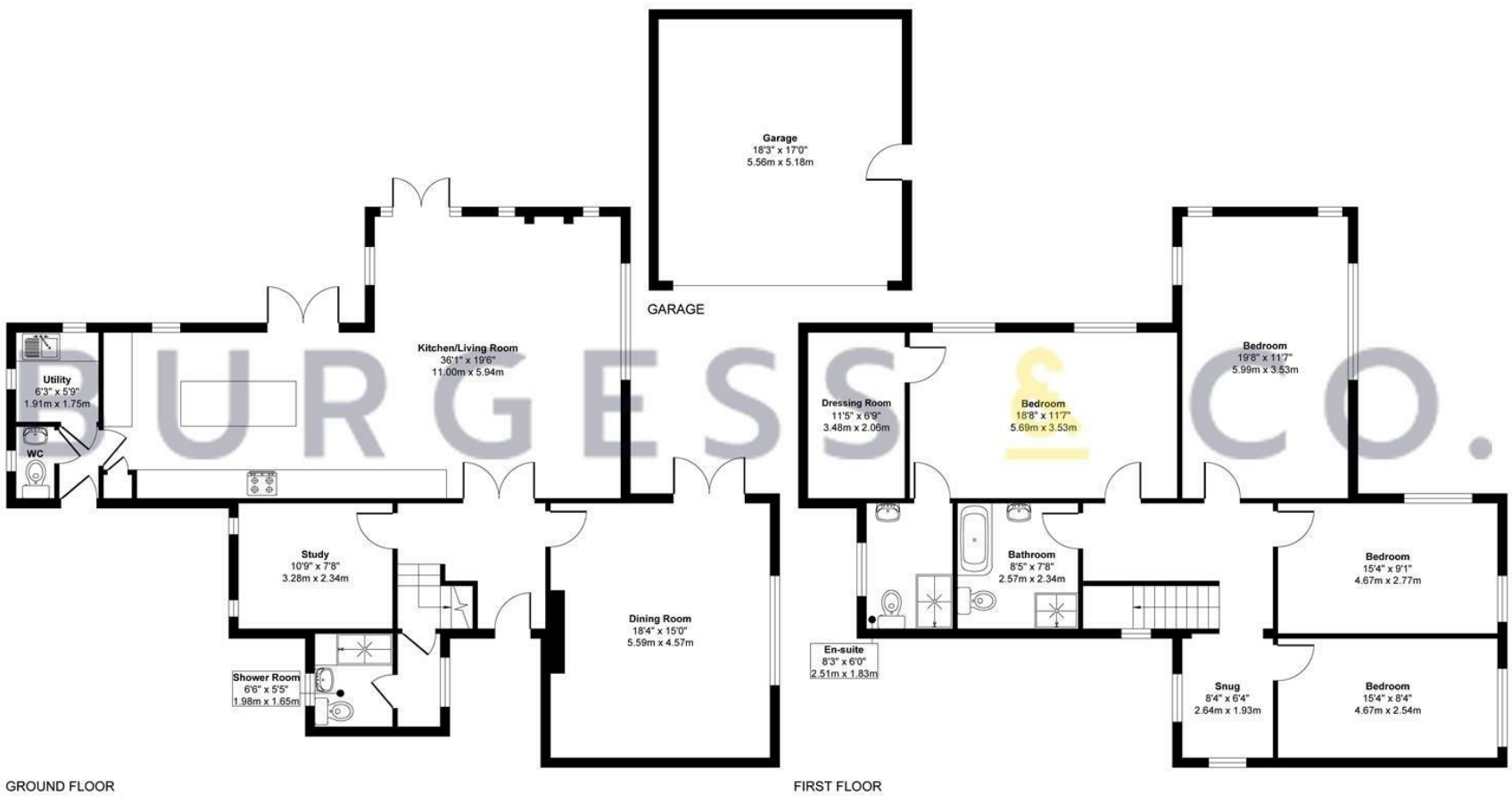
Woodland Cottage, Westcourt Drive, Bexhill-On-Sea, TN39 3NA

£775,000 Freehold

01424 222255

Woodlands

Approximate Gross Internal Floor Area
2593 sq. ft / 240.89 sq. m



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Burgess & Co are delighted to bring to the market this unique and individual period property that has been completely renovated throughout. Ideally located being within walking distance of Collington Wood, Collington train station, nearby shops and bus services. Bexhill Town Centre is just over a mile away with an array of shopping facilities, restaurants, mainline railway station and seafront. Little Common village is also within 1 mile with popular primary school, doctors surgery and shopping facilities. The accommodation comprises a spacious entrance hall, a 36'1ft open plan living room with feature fireplace, a newly fitted kitchen, a utility room, a dining room, a study, a shower room and a separate cloakroom. To the first floor there are four double bedrooms, one with a newly fitted en-suite shower room and dressing area, a snug and a newly fitted family bathroom. The property benefits from gas central heating, double glazing, off road parking, a double garage, and an enclosed garden with patio area. Other benefits include a new roof, and new external rendering. This property must be seen to truly appreciate all that it offers and comes chain free.

Entrance Hall
With vertical radiator.

Living Room/Kitchen
36'1 x 19'6
With two vertical radiators, feature fireplace, triple aspect with double glazed windows to front & side, double glazed French doors opening to the garden. Kitchen area comprising a matching range of wall, base & drawer units, worksurfaces, inset induction hob with extractor fan over, two fitted eye level ovens, integrated fridge/freezer, central island with inset sink unit & pendant lights, inset ceiling spotlights, vertical radiator, double glazed French doors opening to the garden. Door to

Lobby
With door to the side, Door to

Utility
6'3 x 5'9
Comprising worksurface with inset sink unit, space & plumbing for appliances, double glazed windows to the side & rear.

W.C
Comprising low level w.c, wash hand basin, double glazed frosted window.

Dining Room
18'4 x 15'0
With two vertical radiators, feature fireplace, double glazed window, double glazed French doors to the garden.

Study
10'9 x 7'8
With vertical radiator, two double glazed windows.

Inner Hallway
With radiator, double glazed window.

Shower Room
6'6 x 5'5
Comprising shower cubicle, vanity unit with inset wash hand basin, storage & low level w.c, tiled walls, double glazed frosted window.

First Floor Landing
With vertical radiator, hatch to loft, double glazed window.

Bedroom One
18'8 x 11'7
With two radiators, door to Storage/Dressing Area, two double glazed windows. Door to

En-suite Shower Room
8'3 x 6'0
Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, double glazed frosted window.

Bedroom Two
19'8 x 11'7
With two vertical radiators, feature fireplace, triple aspect with double glazed windows.

Bedroom Three
15'4 x 9'1
With radiator, feature fireplace, dual aspect with double glazed window to the front & side.

Bedroom Four
15'4 x 8'4
With radiator, double glazed window to the front.

Snug
8'4 x 6'4
With radiator, dual aspect with double glazed windows.

Family Bathroom
8'5 x 7'8
Comprising bath, shower cubicle with waterfall shower head & further attachment, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, partly tiled walls, tiled floor, double glazed frosted window.

Outside
The property is accessed via a wooden gate with sweeping block paved driveway providing ample off road parking leading to a double garage. To the side & rear there is an enclosed garden with area of lawn, patio areas, mature shrubs & trees, enjoying privacy & seclusion.

Garage
18'3 x 17'0
With electric door, personal door to the garden.

NB
Please note that this property has been the subject of total renovation to include but not limited to new electrics, heating system, kitchen, bathrooms, plastering and external rendering. Council tax band: G

