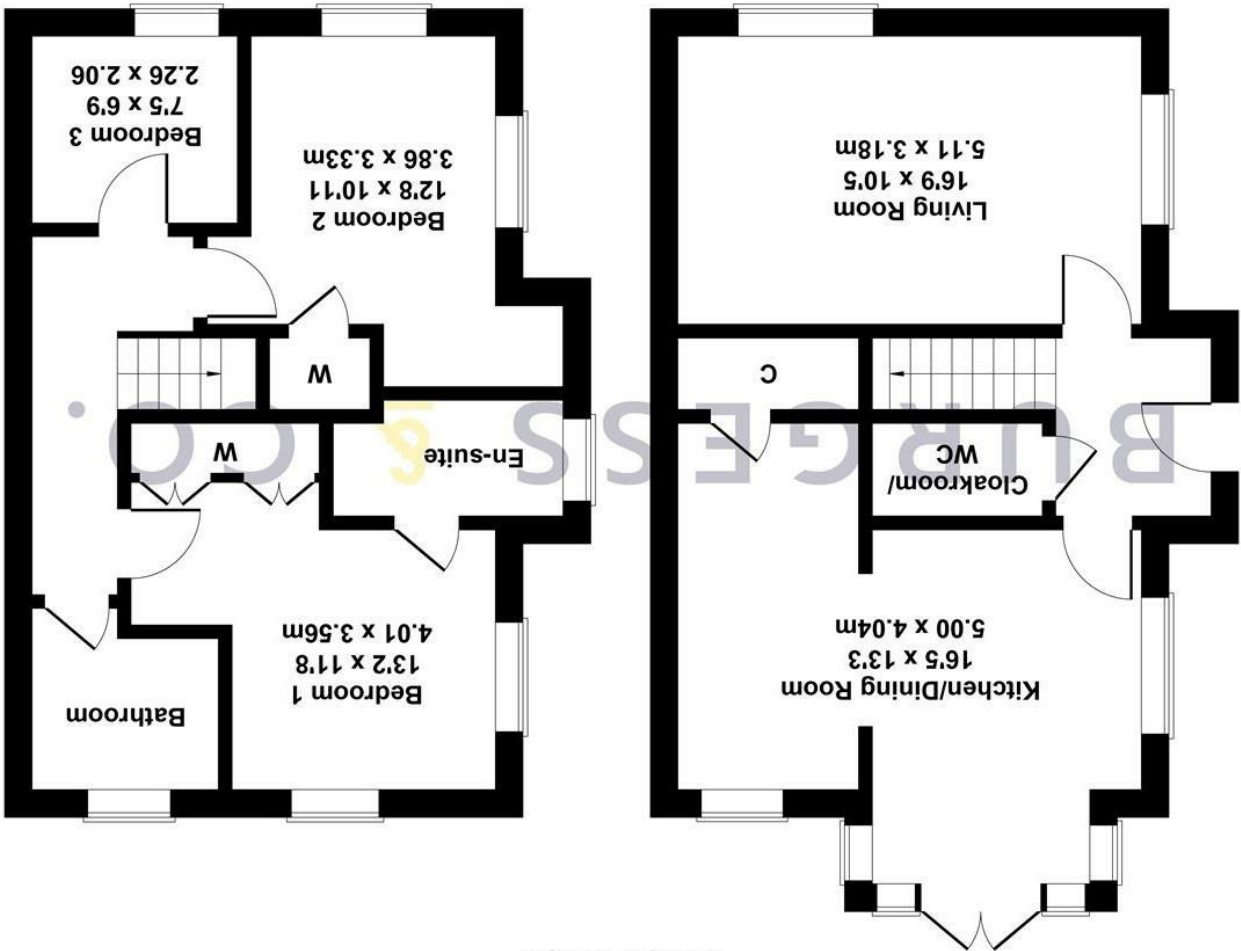


GROUND FLOOR  
FIRST FLOOR  
Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Well Wish Drive  
Approximate Gross Internal Area  
975 sq ft - 91 sq m

BURGESS & CO. 16 Well Wish Drive, Bexhill-On-Sea, TN40 2FP  
01424 222255

£350,000 Freehold





Burgess & Co are delighted to bring to the market this three bedroom LINK DETACHED HOUSE, built in 2018 with the remainder of a 10 year new build warranty. Ideally located in this quiet and sought after residential development, situated within one mile of Ravenside Retail Park with its shopping facilities and leisure centre, whilst Bexhill Town Centre is within two miles with further shops, mainline railway station, restaurants and seafront. The property is presented to a good standard throughout and offers bright and spacious accommodation to include an entrance hall, a living room, a modern fitted kitchen/diner, and a cloakroom to the ground floor. To the first floor there are three bedrooms with the main bedroom benefiting from an en-suite shower room, and a fitted family bathroom. Benefits include gas central heating, double glazing and ample storage space. To the outside there is an enclosed low maintenance rear garden, whilst to the front of the property there is a small garden and a driveway providing off road parking. Viewing is highly recommended to fully appreciate all that this family home has to offer.

Entrance Hall

With stairs to first floor.

Downstairs Cloakroom

Comprising low level w.c, pedestal wash hand basin, radiator.

Living Room

16'9 x 10'5

With two radiators, partly panelled walls, dual aspect with double glazed window to the front & side.

Kitchen/Dining Room

16'5 x 13'3

Comprising matching range of wall & base units, laminate worksurfaces, inset sink unit with mixer tap, tiled splashbacks, fitted gas hob with extractor hood over, integrated oven & grill, space & plumbing for dishwasher & washing machine, integrated fridge/freezer, walk-in larder, space for table & chairs, double radiator, wood flooring, Ideal combi boiler, triple aspect with double glazed windows to the front, side & rear, double glazed French doors leading out to the garden.

First Floor Landing

With radiator, loft hatch.

Bedroom One

13'2 x 11'8

With radiator, partly panelled walls, dual aspect with double glazed window to the front & side. Door to

En-suite Shower Room

Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, towel radiator, double glazed frosted window to the front.

Bedroom Two

12'8 x 10'11

With radiator, partly panelled walls, built-in cupboard, dual aspect with double glazed window to the front & side.

Bedroom Three

7'5 x 6'9

With radiator, double glazed window to the side.

Bathroom

Comprising bath, low level w.c, vanity unit with inset wash hand basin, tiled walls & floor, radiator, double glazed frosted window to the side.

Outside

There is a driveway providing parking for two vehicles and a paved pathway with picket fencing, flowerbeds housing plants & shrubs leading to the front entrance. The garden comprising a patio area, an area of lawn, a water tap, a decking area, a garden shed and is enclosed by fencing with side access.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	