

**BURGESS & CO.** 5 Foxley Drive, Bexhill-On-Sea, TN39 4FD  
01424 222255

£725,000 Freehold



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Burgess & Co are delighted to present to the market this rarely available detached chalet style house, complete with a comprehensive separate annexe space. Nestled in the exclusive private development of Foxley Drive, which contains only a handful of luxury properties and ideally situated within a short walk of Little Common Village with its amenities, doctors surgery, bus services, Broad Oak park and popular primary school. Within two miles is Bexhill Town Centre with an array of shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation comprises to the ground floor an entrance hall, a 29'1 living room, a fitted kitchen/breakfast room, a downstairs shower room/w.c and a self contained annexe which benefits from a bedroom with an en-suite shower room, an open plan living room/kitchenette and an orangery. To the first floor there are two further double bedrooms with the main bedroom including a dressing room, and a modern family bathroom/w.c. The property additionally benefits from gas central heating, underfloor heating to the ground floor and double glazing. To the outside there is a front garden, a resin bonded driveway providing off road parking and to the rear there is a beautiful secluded garden, containing a summer house, patio area, mature shrubs and plants. The garden space has been intelligently divided to provide a private garden space for the annexe area if required. Viewing is considered essential to fully appreciate all this charming and unique property has to offer.

## Entrance Hall

With tiled flooring, inset ceiling spotlights, spacious pantry/storage cupboard, glass balustraded staircase leading to first floor.

## Living Room

29'1 x 13'1 (8.86m x 3.99m)

With underfloor heating, feature fireplace, triple aspect room with double glazed windows & door giving access to the rear garden. Doors to

## Kitchen

15'6 x 14'1 (4.72m x 4.29m)

Comprising a matching range of wall & base units, solid oak worksurfaces, inset sink with mixer tap, inset electric hob with extractor over, integrated eye level double oven, integrated fridge/freezer, space for table & chairs, underfloor heating, inset ceiling spotlights, double glazed window to the rear overlooking the garden.

## Shower Room

7'8 x 5'1 (2.34m x 1.55m)

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

## Bedroom

16'6 x 10'9 (5.03m x 3.28m)

With underfloor heating, fitted cupboard, double glazed window to the front, double glazed window to the side. Sliding door to

## En-suite Shower Room

7'8 x 3'5 (2.34m x 1.04m)

Comprising tiled shower cubicle, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, extractor fan.

## Living Room/Kitchenette

13'7 x 11'7 (4.14m x 3.53m)

With underfloor heating, Kitchenette with matching range of wall & base units, worksurface, inset sink unit, fitted eye level oven, double glazed double doors to

## Orangery

13'0 x 9'8 (3.96m x 2.95m)

With lantern rooflight, double glazed windows & French doors to the rear, double glazed window & door to the side.

## First Floor Landing

With airing cupboard, double glazed Velux window.

## Bedroom

16'7 x 16'5 (5.05m x 5.00m)

With radiator, large walk-in wardrobe with plumbing for potential en-suite if required, double glazed windows to the side & rear, opening to

## Dressing Room

8'6 x 8'2 (2.59m x 2.49m)

With radiator, double glazed window to the side.

## Bedroom

16'5 x 13'5 (5.00m x 4.09m)

With radiator, built-in wardrobe, Velux window, double glazed window to the front enjoying far reaching views towards Beachy Head.

## Bathroom

8'1 x 5'6 (2.46m x 1.68m)

Comprising bath with mixer taps & shower attachment, wash hand basin with mixer tap over, low level w.c, range of fitted

storage, inset ceiling spotlights, hatch giving access to loft, chrome heated towel radiator, double glazed frosted window to front.


## Outside

To the front there is an area of lawn, mature shrubs, a resin bonded driveway providing off road parking and gated side access. To the rear there is a beautiful secluded garden comprising an area of lawn, an area of patio, a summer house, mature plants & shrubs and the garden space has been divided to provide a private garden area for the annexe area if required.

## NB

Council tax band: F

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |











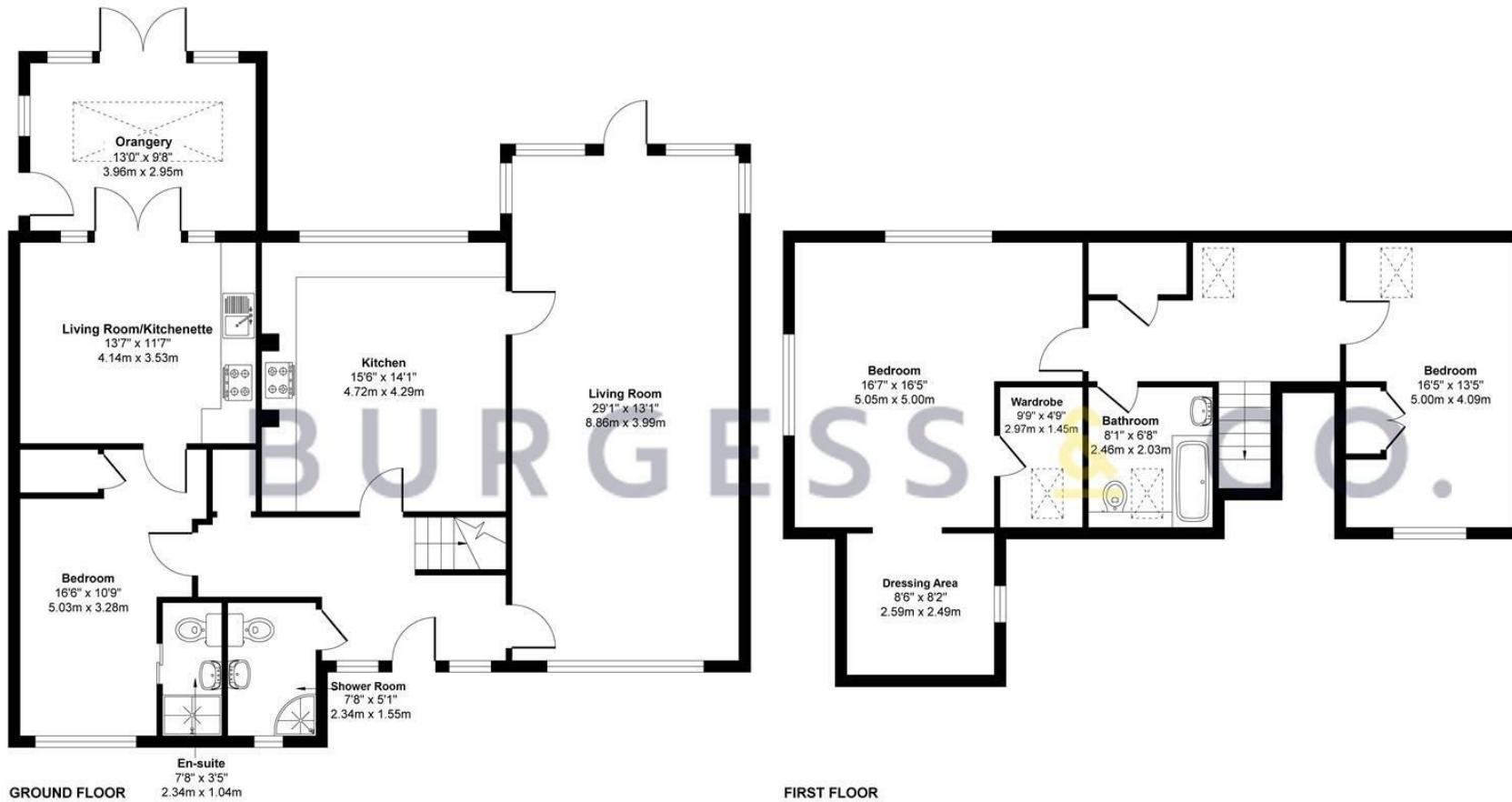






# Foxley Drive

Approximate Gross Internal Floor Area  
1979 sq. ft / 183.85 sq. m



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