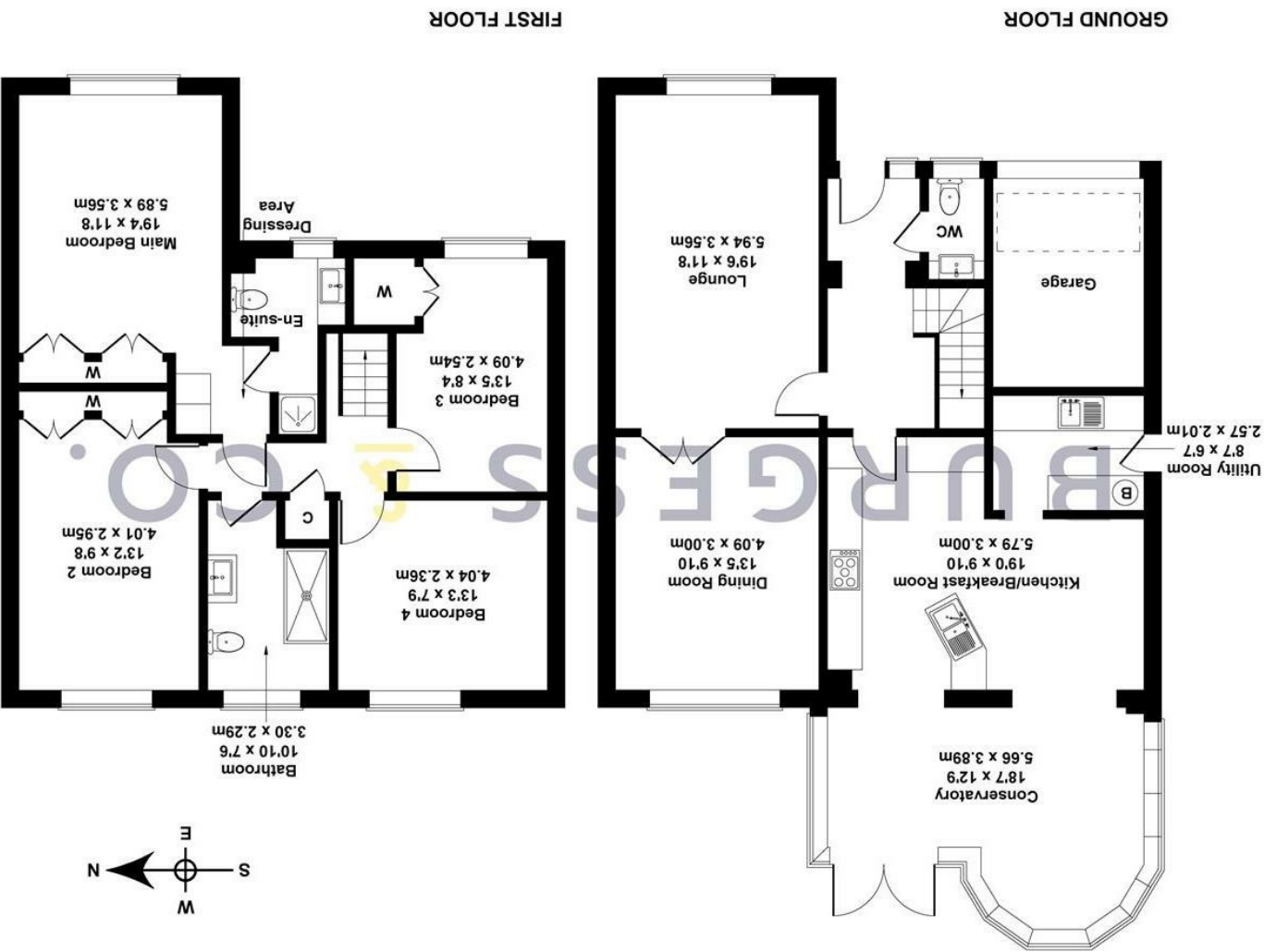




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BURGESS & CO.
01424 222255

23 Oakfield Way, Bexhill-On-Sea, TN39 4EY

Offers In The Region Of
£525,000 Freehold



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Burgess & Co are delighted to bring to the market this impressive and deceptively spacious Mock Tudor style four bedroom detached family home, situated in a quiet sought after location and within close proximity of Little Common Village with its array of amenities, popular school and doctors surgery. The accommodation comprises an entrance hall, a downstairs w.c, a living room, a separate dining room, a superb open plan kitchen/breakfast room with study area, a utility room and a large conservatory overlooking the rear garden. To the first floor there are four good sized bedrooms with the main bedroom having an en-suite shower room and a dressing area and there is a modern family shower room/w.c. To the outside the property offers a secluded west facing garden which backs onto the woods, an integral garage space which has been partly converted and a driveway providing off road parking for two vehicles. Viewing essential to appreciate the size and quality of this wonderful property.

Entrance Hall

With tiled floors, built-in under stairs storage cupboard, radiator, door to kitchen/breakfast room, door to:

Living Room

19'6 x 11'8

A spacious room with double-glazed leaded light windows to the front, two radiators, feature gas fireplace with marble surround, glazed double doors opening into

Dining Room

13'5" x 9'10"

With double radiator, double-glazed leaded light sliding patio doors to the rear aspect giving access to the garden.

Kitchen/Breakfast Room

19'0" x 9'10"

Comprising an extensive range of granite work surfaces, extensive range of matching Shaker style wall and base units and fitted drawers, built-in NEFF stainless steel five ring gas hob and large extractor hood over, large integrated freezer, large integrated fridge, built-in eye level double oven, integrated dishwasher, feature centre Island incorporating 1.5 bowl sink unit, built-in bin storage, built in larder, radiator, office area with bespoke fitted cupboard and desk, opening to

Conservatory

18'7 x 12'9

Pitched glass roof with temperature and rain sensor openers, built-in speaker system, ceramic tiled flooring with under floor heating, large double glazed windows to both sides and rear aspect overlooking the garden, French doors giving access to the rear garden.

Utility Room

8'7 x 6'7

Accessed from the Kitchen, comprising worksurface with cupboards under and over, inset sink unit, space and plumbing for washing machine and tumble dryer, new wall mounted gas boiler, radiator, double-glazed leaded light door to side access.

Downstairs W.C

With partly tiled walls, floating pedestal wash hand basin, low level w.c, radiator, spotlighting, double glazed window to front aspect

First Floor Landing

With airing cupboard, access to loft, radiator

Dressing Room Area

With fitted mirrored wardrobes, door leading to en-suite, archway to:

Main Bedroom

19'4 x 11'8

With fitted cupboards, spotlighting, radiator, double-glazed leaded light window to the front aspect.

En-Suite

With partly tiled walls, vanity unit with inset washbasin and cupboards under, fully tiled walk-in shower cubicle with thermostatic shower, heated towel rail, low level w.c, radiator, double-glazed leaded light window to the front aspect.

Bedroom Two

13'2 x 9'8

With fitted wardrobes, radiator, double-glazed leaded light window to rear aspect.

Bedroom Three

13'7 x 8'4

With fitted wardrobes, radiator, double-glazed leaded light window to front aspect.

Bedroom Four

13'3 x 7'9

With fitted desk, radiator, double-glazed leaded light window to the rear aspect.

Family Shower Room

10'10 x 7'6

Comprising shower cubicle with tiled walls, floating wash hand basin, low level w.c, fitted mirror, spotlighting, radiator, tiled floor, double-glazed leaded light window to the rear aspect.

Outside

To the front is a block paved driveway providing off road parking leading to an integral single garage. There is a small lawned area, with attractive mature trees and shrubs. To the rear of the property is a delightful west facing garden, mainly laid to lawn with a variety of mature plants, shrubs and trees. There is a patio area with space for outdoor dining, and the garden is enclosed by fencing with a gate giving access to woodlands behind.

Garage

Electrically powered roller door, power and lighting. Please note that a previous owner partly converted this into the current utility room.

NB

Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76

England & Wales

EU Directive 2002/91/EC

