



BURGESS & CO.  
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7 Magdalen Road, Bexhill-On-Sea, TN40 1SA

£575,000 Freehold





Burgess & Co are delighted to bring to the market this extended detached family home, situated in a convenient location being within easy reach of Bexhill Town Centre with its shops, restaurants, mainline railway station, bus services and seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a living room, a dining room, an open plan kitchen/family room, a study and a downstairs bathroom. To the first floor there are four bedrooms, a family bathroom and a separate w.c. Further benefits include gas central heating and double glazing. To the outside there is a gated driveway providing off road parking and a rear astroturf garden with patio area and a large summer house with a separate workshop. Viewing is highly recommended to appreciate the size and quality of this lovely family home.

**Porch**  
With wooden composite door, double glazed door to

**Entrance Hall**  
With radiator, tiled floor, understairs storage, double glazed window to the front.

**Dining Room**  
15'5 x 10'5  
With radiator, feature brick open fireplace, dual aspect with double glazed bay window to the front, double glazed window to the side.

**Living Room**  
11'9 x 11'8  
With radiator, feature open fireplace, dual aspect with double glazed window to the front & side.

**Kitchen/Family Room**  
38'1 x 12'1  
Comprising matching range of wall & base units, solid oak worksurface, inset Butler sink unit with Quooker tap, fitted AEG eye level double oven & microwave, fitted coffee station, central island with AEG induction hob with ELICA extractor hood, fitted wine cooler & pull out bin, space for American style fridge/freezer, space for washing machine & dishwasher, inset ceiling spotlights, under counter lighting, wall mounted Worcester boiler, double glazed window to the side. Family area with wooden floor, wood burner, fitted projector, three large lanterns, inset ceiling spotlights, double glazed window to the rear, double glazed bi-fold doors to the side.

**Bathroom**  
12'2 x 5'7  
Comprising Insignia Jacuzzi bath/shower, low level w.c, vanity unit with inset wash hand basin, chrome heated towel radiator, inset ceiling spotlights, extractor fan, wooden floor, two double glazed frosted windows to the rear.

**Study**  
12'0 x 7'7  
With radiator, fitted shelves & storage, fitted cupboard, double glazed window to the side.

**First Floor Landing**  
With access to loft being insulated & partly boarded.

**Bedroom One**  
15'8 x 10'5  
With radiator, feature brick fireplace, dual aspect with double glazed bay window to the front & double glazed window to the side.

**Bedroom Two**  
11'7 x 8'9  
With radiator, feature brick fireplace, fitted cupboard, dual aspect with double glazed window to the front & side.

**Bedroom Three**  
13'0 x 7'2  
With radiator, fitted cupboard, double glazed window to the side & rear.

**Bedroom Four**  
11'7 x 8'9  
With radiator, fitted cupboard, double glazed window to the rear & side.

**Family Bathroom**  
8'5 x 4'1  
Comprising bath with Triton electric shower over, pedestal wash hand basin, airing cupboard, tiled floor, inset ceiling spotlights, double glazed frosted window to the side.

**Separate W.C**  
Comprising low level w.c, tiled floor, double glazed frosted window to the side.

**Outside**  
To the front there is a cast iron gate & brick wall, pedestrian gated access,

low maintenance garden with flowerbeds, feature rockery, palm tree and a driveway. To the rear there is a patio area, a pathway to the side, steps lead up to an area of astro-turf, a pond area, rockery flowerbeds, mature trees & shrubs, an area of decking, a timber shed, a summer house with electric, a further raised area of decking with pergola and the garden is enclosed by fencing.

**NB**  
Council tax band: E

