

BURGESS & CO. Cherry Garth, Westaway Drive, Bexhill-On-Sea, TN39 3QF
01424 222255

£850,000 Freehold



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Burgess & Co are delighted to offer for sale this bright, spacious and unique detached house. Ideally located being in a very quiet and private residential area and yet also being within two miles of Bexhill Town Centre with its array of shops, restaurants, mainline railway station, seafront and iconic De La Warr Pavilion. It is also within two miles of Little Common Village with further shops and sought after Primary School. The ample accommodation is arranged to provide two good size reception rooms, dining room, study, kitchen/breakfast room, utility room and downstairs cloakroom to the ground floor. To the first floor there are four bedrooms with the main bedroom having a large en-suite bathroom and separate dressing room and there is also a large family bathroom. A particular feature of the property is that it is surrounded by 'park like' gardens with various mature plants, shrubs and trees, there is also a driveway providing off road parking for numerous vehicles as well as a detached garage. Further benefits include upvc double glazing throughout, gas fired central heating and the property will be sold chain free. Viewing is highly recommended to fully appreciate all this property has to offer as well as the exceptional outside space.

Entrance Porch

Tiled floor with glazed door to

Entrance Hallway

With radiator, large understairs storage cupboard, wall mounted thermostat.

Reception Room One

19'0 x 11'10 (5.79m x 3.61m)

Bright & spacious dual aspect room with radiator, feature gas fireplace, double glazed picture windows, double glazed doors leading to the garden, door to

Reception Room Two

19'0 x 13'0 (5.79m x 3.96m)

Large bright & spacious triple aspect room, feature inset electric fire, two radiators, double glazed picture windows, double glazed doors to the garden. (NB This room is accessed from Reception Room One)

Dining Room

15'11 x 11'10 (4.85m x 3.61m)

Dual aspect room with radiator and double glazed picture windows.

Kitchen/Breakfast Room

15'11 x 11'10 (4.85m x 3.61m)

Worksurface to two sides with a range of matching wall & base units, inset stainless steel sink unit, inset stainless steel gas hob with extractor over, integrated eye level double oven, integrated dishwasher, integrated fridge and freezer, cupboard housing wall mounted gas boiler, radiator, space for table & chairs, door to enclosed walk-way with door to the side garden, further door to

Utility Area

7'7 x 5'11 (2.31m x 1.80m)

With wood work surface, inset Butler sink, space & plumbing for washing machine & tumble dryer, window overlooking the garden.

Study

16'4 x 8'5 (4.98m x 2.57m)

Dual aspect room with radiator, built-in cupboards & shelving. This could be a further bedroom if required.

Downstairs Cloakroom

Comprising low level w.c, vanity unit with inset wash hand basin, partly tiled walls, heated towel rail, obscure glass window.

First Floor Landing

With radiator, loft hatch, airing cupboard, window to the front.

Bedroom One

19'0 x 11'11 (5.79m x 3.63m)

Bright & spacious dual aspect room with a range of built-in bedroom furniture, radiator, opening to

Inner Hallway

Window to the front, door to

Dressing Area

12'11 x 7'8 (3.94m x 2.34m)

With radiator, window overlooking the rear.

En-suite Bathroom

Comprising large corner bath, separate shower cubicle, low level w.c, pedestal wash hand basin, bidet, radiator, partly tiled walls.

Bedroom Two

13'10 x 11'11 (4.22m x 3.63m)

With radiator, built-in wardrobe, built-in corner cupboard, window overlooking the rear garden.

Bedroom Three

14'1 x 8'10 (4.29m x 2.69m)

With radiator, built-in cupboards, window to the front.

Bedroom Four

12'0 x 8'10 (3.66m x 2.69m)

With radiator, built-in corner cupboard, window overlooking the rear garden.

Family Bathroom

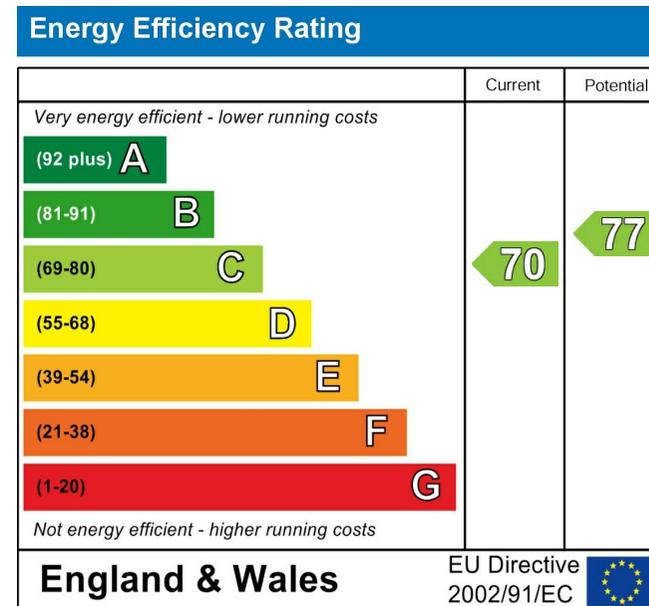
Comprising low level w.c, pedestal wash hand basin, panelled bath, built-in shower cubicle, radiator, partly tiled walls, obscure glass window to the side.

Outside

To the front there is a five bar gate providing access to a driveway providing off road parking for numerous vehicles, 15'11 x 8'11 brick built detached garage with pitched tiled roof, power, lighting & water. The gardens are a particular feature surrounding the property with park like features and comprising areas of lawn, raised flowerbeds with various matures plants & shrubs, various mature trees, patio areas, compost area, greenhouse, vegetable patch and various fruit trees.

NB

Council tax band: F









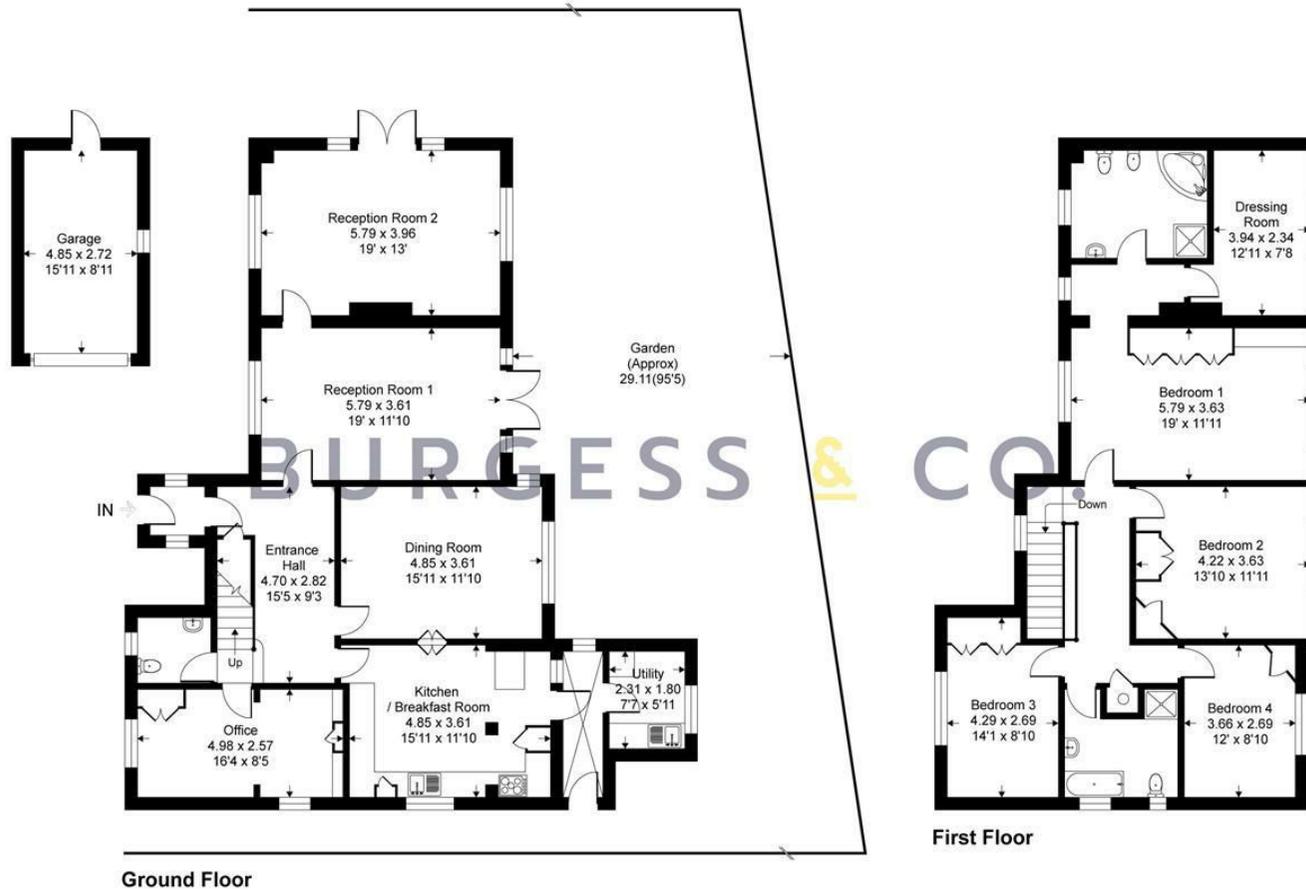






Cherry Garth, TN39

Approximate Gross Internal Area = 230 sq m / 2479 sq ft (excludes garage)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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INFO@BURGESSANDCO.CO.UK
WWW.BURGESSANDCO.CO.UK

BEXHILL OFFICE
3 DEVONSHIRE SQUARE
BEXHILL-ON-SEA
EAST SUSSEX
TN40 1AB
01424 222 255

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