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BURGESS & CO. 1 Victoria Villas, Denbigh Road, Hooe, TN33 9EU £400,000 Freehold
01424 222255



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Burgess & Co are delighted to present a rarely available, extended three bedroom semi-detached family home located in the idyllic village of Hooe. The local village public house (Red Lion) is opposite the property and within 5 miles is Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station, popular schools and seafront. The accommodation comprises a living room, a large fitted kitchen, a rear porch space with scope to create downstairs WC (subject to the relevant building regulations), a large additional living room/dining room and a large family/sun room. To the first floor there are three DOUBLE bedrooms and a fitted family bathroom. The property additionally benefits from electric central heating system and double glazed windows. To the front there is a good size driveway providing off road parking, a side pathway and to the rear there is a glorious well established garden enjoying a south-easterly aspect, leading to a brick outbuilding and timber shed. Viewing is highly recommended by vendors sole agents.

Entrance
Front door to

Living Room
12'9 x 12'9
With radiator, feature fireplace, panelled wall, double glazed window to the front. Wooden door with stairs to first floor. Door to

Formal Living/Dining Room
25'8 x 16'7
With wood burning stove, feature fireplace, understairs storage cupboard, kardean flooring, double glazed window to the front, double glazed sliding door to

Family/Sun Room
17'9 x 9'7
With wood burner, two fixed roof windows, double glazed windows, double glazed French doors to the garden.

Kitchen
14'8 x 12'5
Comprising matching range of wall & base units, worksurface, inset sink unit, fitted Lamona hob with extractor hood over, fitted Lamona double oven, undercounter fridge & freezer, integrated washing machine, feature oak mantel, laminated flooring, radiator, double glazed window to the rear. Double glazed door to

Rear Porch
8'3 x 5'3
With scope for improvement with dwarf brick walls, double glazed roof, double glazed windows. Door to the garden.

First Floor Landing
With access to loft.

Bedroom One
17'4 x 16'2
With dressing area, archway to Bedroom with radiator, double glazed window to the front & rear.

Bedroom Two
15'5 x 11'9
With radiator, original wooden flooring, fitted wardrobe, double glazed window to the rear.

Bedroom Three
13'0 x 12'5
With radiator, picture rail, double glazed window to the front.

Bathroom
8'9 x 7'3
Comprising low level w.c, vanity unit with inset wash hand basin, corner shower cubicle with aqua panel walls, panelled bath with Victorian style tap with shower attachment, partly tiled walls, double glazed frosted window to the rear.

Outside
To the front there is a driveway providing off road parking, mature trees & shrubs and pathway. To the rear there is a well established smaller garden being mainly laid to patio, flowerbeds housing various plants, shrubs & trees, a brick shed, a garden shed, dwarf brick walls & sleepers, being enclosed by fencing & hedging with side access, enjoying privacy and a south-easterly aspect.

NBCouncil tax band: D

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	32	54
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

