



BURGESS & CO. 5 Ashdown Road, Bexhill-On-Sea, TN40 1SE
01424 222255

£525,000 Freehold



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Burgess & Co are delighted to bring to the market this substantial and characterful semi detached Victorian house. Ideally located within easy reach of local schools and Bexhill Town Centre with its array of shops, restaurants, mainline railway station and the seafront with iconic De La Warr Pavilion. The accommodation is arranged over three floors and comprises an entrance hall, a spacious sitting room, a separate dining room with access to the rear garden & the integral garage, a fitted kitchen/breakfast room and a modern fitted shower room to the ground floor. To the first floor there are two double bedrooms, a family shower room and to the second floor are two further double bedrooms and a family bathroom. The property additionally offers gas central heating, double glazed windows to a majority of the property, a driveway leading to an integral garage and to the rear there is an enclosed SOUTH FACING garden with a large summer house/cabin. Viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Vestibule

With understairs storage cupboard, original door to

Hallway

With radiator, panelling, stairs to first floor.

Sitting Room

16'6 x 12'2

With radiator, open fireplace with surround, picture rail, double glazed bay window to the front.

Dining Room

14'4 x 11'5

With vertical radiator, original fireplace, picture rail, storage cupboard, door to garage, double glazed patio doors with fitted blinds to the rear. Door to

Shower Room

7'9 x 7'4

Comprising large shower cubicle with waterfall shower head & further shower attachment, aqua-panelling, vanity unit with Victorian style wash hand basin, vanity mirror with light, Victorian style w.c, radiator with towel rail, tiled floor, automatic spotlights, double glazed frosted window to the rear.

Kitchen/Breakfast Room

18'7 x 11'3

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, space for Rangemaster cooker with extractor hood over, pantry cupboard with sash window, worksurface, undercounter appliances to include washing machine, dishwasher, fridge & dryer, vertical radiator, space for table, two double glazed sash windows to the side, single glazed window & barn door to the rear. Opening to Cupboard with appliance space, Ideal boiler, single glazed window to the side.

Half Landing

With double glazed sash bay window, stairs to

First Floor Landing

With radiator, storage cupboard.

Bedroom One

17'0 x 12'8

With radiator, double glazed sash bay window to the front.

Bedroom Three

11'5 x 11'4

With radiator, built-in cupboard, double glazed sash window to the rear.

Shower Room

Comprising large shower cubicle, low level w.c, pedestal wash hand basin, partly tiled walls, radiator with towel rail, single glazed window to the rear, double glazed sash window to the rear.

Second Floor Landing

With access to loft via pull down ladder being boarded & insulated.

Bedroom Two

13'7 x 12'4

With radiator, double glazed sash window to the front.

Bedroom Four

14'1 x 11'8

With radiator, double glazed sash window to the rear.

Bathroom

12'5 x 4'8

Comprising bath with shower over, shower cubicle, low level w.c, pedestal wash hand basin, partly tiled walls, heated towel radiator, double glazed Velux window.

Outside

To the front there is a resin driveway providing off road parking for two vehicles, an area of lawn with mature shrubs & hedges and a pathway. To the rear there is a patio area, an area of lawn, flowerbeds, outside storage cupboard, two garden sheds and a summer house/cabin currently used as a gym with light & power connected, double glazed window.

Integral Garage

15'4 x 9'1

With electric roller door, spotlights, light & power, double glazed door to the side.

NB

Council tax band: C

