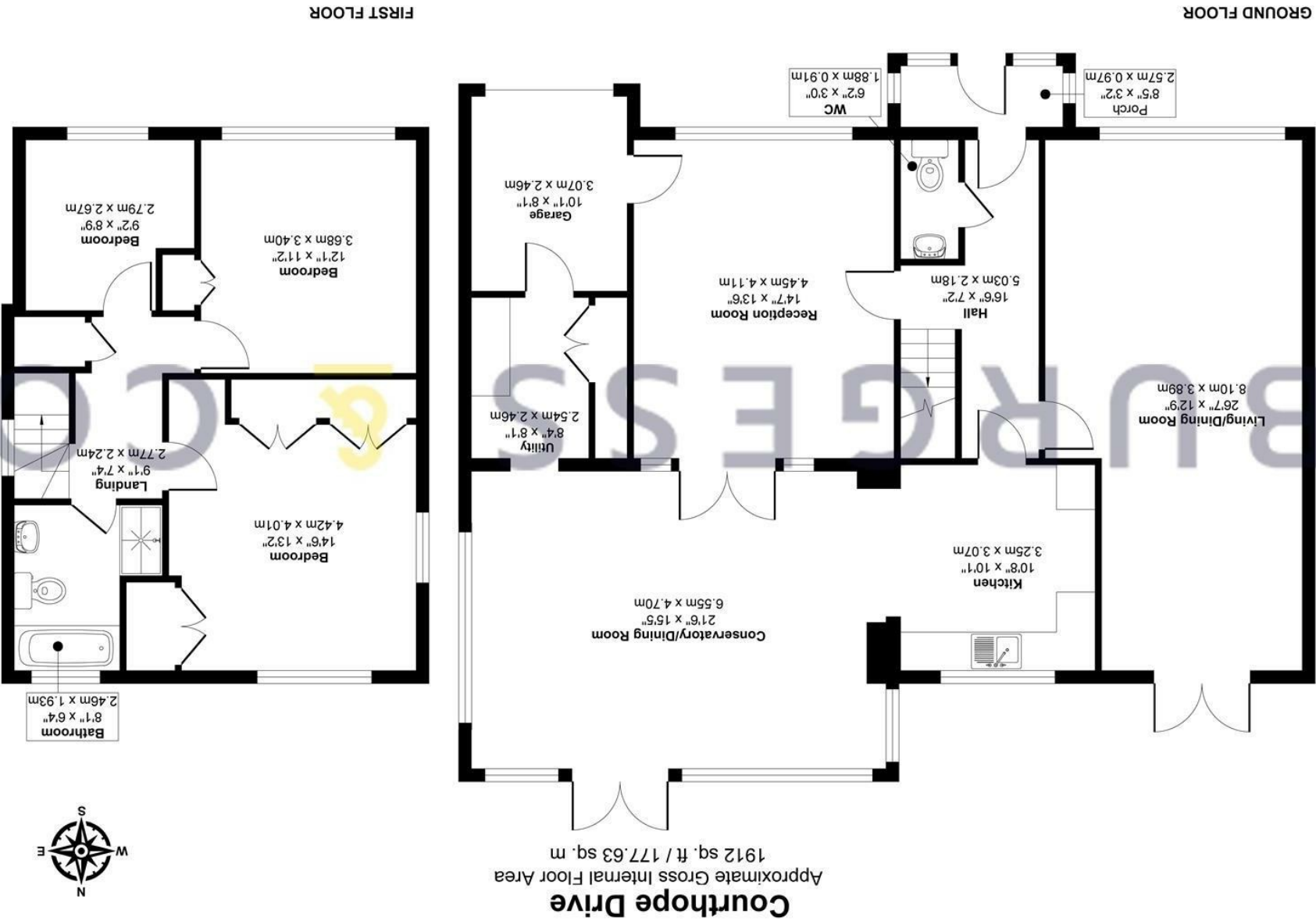


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BURGESS & CO. 4 Courthope Drive, Bexhill-On-Sea, TN39 4JW
01424 222255

Offers In Excess Of
£575,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to present to the market this immaculately presented three/four bedroom detached house, located within close proximity to Little Common Village and within close driving distance to Bexhill Town Centre with its array of amenities, mainline railway station and the iconic De La Warr Pavilion. The accommodation comprises a porch, an entrance hall, a downstairs w.c, a living/dining room, a reception room/bedroom, an open plan modern fitted kitchen leading to a stunning conservatory, a utility room and to the first floor there are three good sized bedrooms as well as a family bathroom. Further benefits include gas central heating, double glazing and a good standard of decoration throughout. To the outside there is a driveway providing off road parking, a garage/storage area and to the rear there is a stunning garden with large patio area. Viewing considered essential to fully appreciate all this property has to offer.

Porch
With double glazed windows and door, door to

Entrance Hall
With understairs storage cupboard, stairs to First Floor, door to

Downstairs W.C
6'2 x 3'0
Comprising low level w.c, wash hand basin, radiator, partly tiled walls, double glazed window.

Living/Dining Room
26'7 x 12'9
With two radiators, feature fireplace, parquet wooden flooring, dual aspect with double glazed window overlooking the front garden, double glazed French doors leading to the rear garden.

Reception Room
14'7 x 13'6
With radiator, double glazed window to the front, French doors leading to Conservatory. Door leading to Garage/Storage.

Kitchen
10'8 x 10'1
Comprising matching range of wall, base & drawer units, worksurface with inset sink unit & mixer tap, space for Range cooker with extractor hood over, space for fridge/freezer, integral dishwasher, built-in bins, under floor heating, extractor fan, double glazed window overlooking the rear garden. Opening to

Conservatory
21'6 x 15'5
A fantastic space for entertaining, space for table & chairs, under

floor heating, double glazed windows, double glazed doors leading to the rear garden. Opening to

Utility Room
8'4 x 8'1
Comprising matching range of units, worksurface, space for appliance, fitted cupboard, door to

Garage/Storage
10'1 x 8'1
With up & over door.

First Floor Landing
With loft hatch, fitted cupboard, double glazed window.

Bedroom One
14'6 x 13'2
With radiator, built-in wardrobes, dual aspect with double glazed window to the side & rear overlooking the rear garden.

Bedroom Two
12'1 x 11'2
With radiator, built-in cupboard, double glazed window to the front.

Bedroom Three
9'2 x 8'9
With radiator, double glazed window to the front.

Bathroom
8'1 x 6'4
Comprising panelled bath, separate shower cubicle, vanity unit with low level w.c & wash hand basin, chrome heated towel rail, double glazed frosted window.

Outside
To the front there is a block paved driveway providing parking for two vehicles, a garage/storage, an area of lawn and shrub borders. To the rear there is a paved patio area, an area of shingle, raised flowerbed borders, an area of lawned garden, flowerbed borders housing mature plants, trees & shrubs, a garden shed and the garden enjoys seclusion.

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		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

