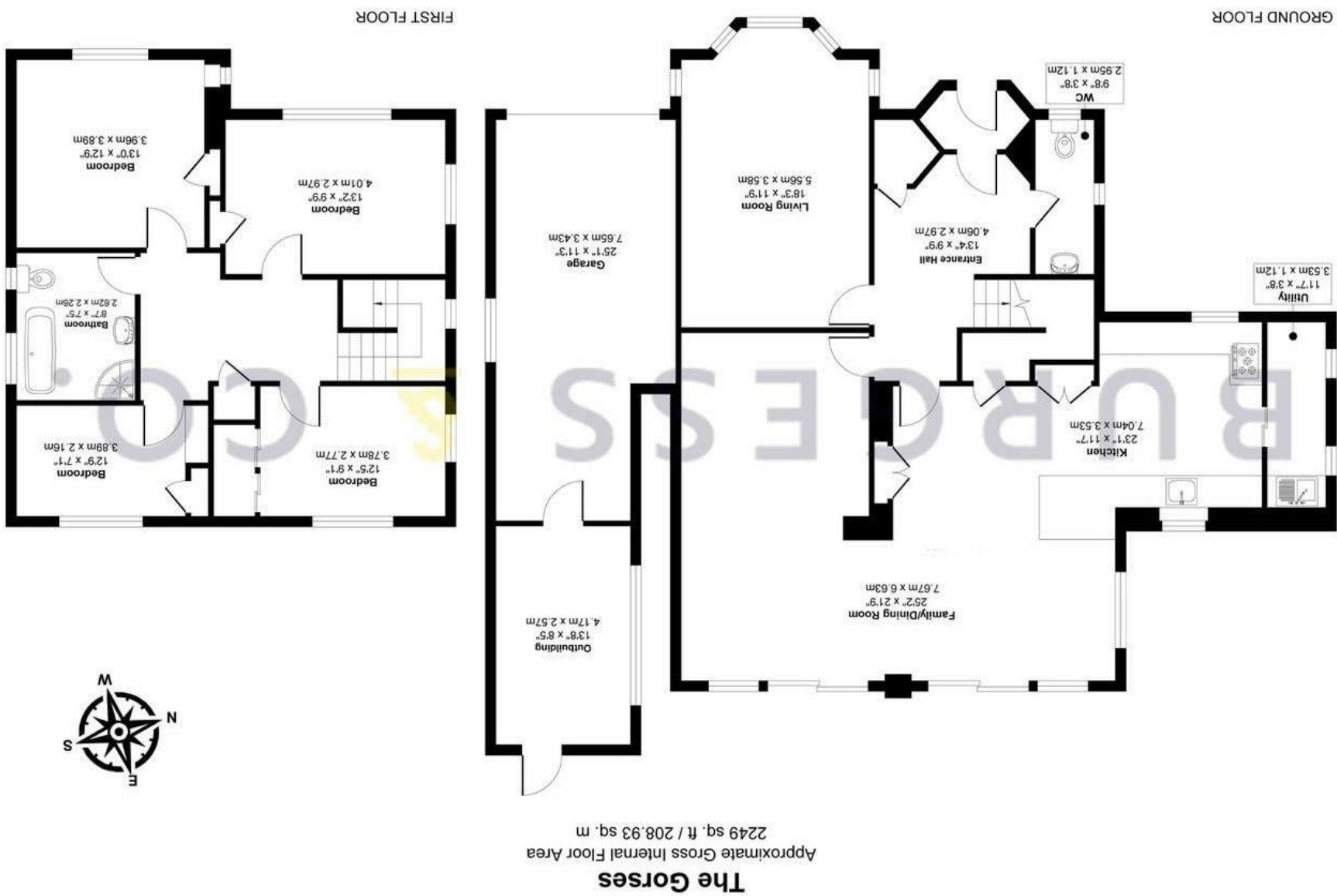




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BURGESS & CO.  
01424 222255

15 The Gorses, Bexhill-On-Sea, TN39 3BE

£699,500 Freehold





Burgess & Co are delighted to bring to the market this charming and rarely available four bedroom detached 1930's family home, situated on one of Bexhill's most sought after quiet residential roads. Ideally located being within easy reach of Cooden Beach Golf Club, mainline railway station, bus services, Cooden Beach Hotel as well as the sports and tennis club. Little Common Village is also within half a mile with shopping facilities and doctors surgery. The accommodation comprises porch, entrance hall, living room, cloakroom, open plan family/dining room/kitchen and separate utility room. To the first floor there are four bedrooms and a fitted family bathroom. Further benefits include gas central heating and double glazing. To the outside there is a front garden with driveway providing off-road parking leading to a large single garage and to the rear there is a delightful, well maintained garden with a variety of mature plants & shrubs, as well as a large summer house, an outbuilding to the rear of the garage and a storage shed. Viewing is considered essential to appreciate the quality and size of this stunning family home.

**Porch**

With double glazed door to

**Entrance Hall**

13'4 x 9'9

With solid wood flooring, fitted cupboard with consumer unit & electric meter, stairs to first floor.

**Downstairs W.C**

9'8 x 3'8

Comprising low level w.c, vanity unit with inset wash hand basin, radiator, double glazed frosted window to the side.

**Living Room**

18'3 x 11'9

With radiator, solid wood flooring, open fireplace with feature surround & hearth, wooden window seat with storage, triple aspect with double glazed bay window to the front, double glazed windows to both sides. Door to

**Open Plan Family/Dining Room**

25'2 x 21'9

With engineered oak flooring, radiator with decorative cover, feature fireplace with gas fire, vertical radiator, double glazed window to the side, double glazed bi-fold doors to the rear.

**Kitchen Area**

23'1 x 11'7

Comprising matching range of handmade wall & base units, quartz worksurface with inset Butler sink with mixer tap, Neff induction hob, Neff eye level oven, Neff microwave, Bosch dishwasher, integrated Neff fridge & freezer, pantry cupboard, wine cooler, vertical radiator, engineered oak flooring, double glazed window to the front & rear. Pocket sliding door to

**Utility Area**

11'7 x 3'8

Comprising matching units, worksurface, space for appliances, radiator, two double glazed frosted windows.

**First Floor Landing**

With airing cupboard, double glazed window.

**Bedroom One**

13'0 x 12'9

With radiator, fitted wardrobes, double glazed window to the front & side.

**Bedroom Two**

13'2 x 9'9

With radiator, fitted cupboard, double glazed window to the front & side.

**Bedroom Three**

12'5 x 9'1

With radiator, fitted wardrobes, double glazed window to the side & rear.

**Bedroom Four**

12'9 x 7'1

With radiator, fitted cupboard, double glazed window to the rear.

**Bathroom**

8'7 x 7'5

Comprising stand-alone roll top bath with Victorian mixer tap & shower attachment, shower cubicle, low level w.c, vanity unit with inset wash hand basin, shaver point, chrome towel radiator, access to loft being insulated & partially boarded, partly panelled walls, two double glazed frosted windows to the side.

**Outside**

To the front there is a wall enclosed landscaped garden comprising an area of lawn, a crazy paved path, area of woodchip, a pond, mature shrubs & trees including palm trees, a front gate and a driveway providing off road parking as well as access to Garage. To the rear there is a south-easterly facing landscaped garden with a level area of lawn, sleepers with raised flowerbeds, a hot tub with pergola over, an area of gravel being ideal for alfresco dining, area of woodchip with play area, a summer house currently used as a gym with power, gated side access, and door to the outbuilding.

**Garage**

25'1 x 11'3

With electric roller door, storage space, loft space, window to the side. Door to

**Outbuilding**

13'8 x 8'5

Currently being used as an home office with insulation, with window to the side, door to the rear garden.

**NB**

Council tax band: E

