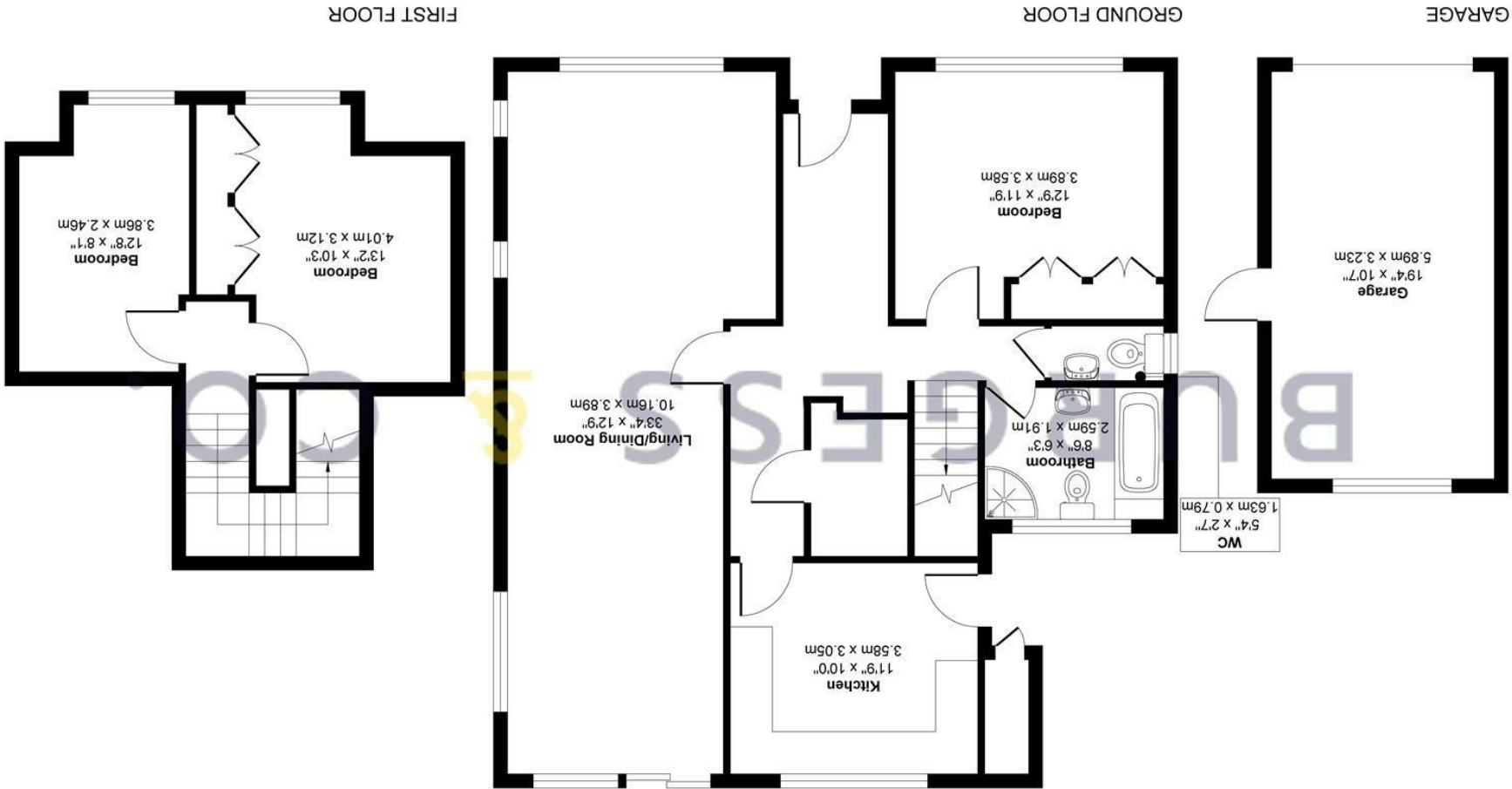




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The Gorseway
Approximate Gross Internal Floor Area
1455 sq. ft / 135.17 sq. m

BURGESS & CO. 10 The Gorseway, Little Common, TN39 4PR **£450,000 Freehold**
01424 222255



Burgess & Co are delighted to bring to the market this charming three bedroom detached chalet style property, situated in the much sought after Little Common area of Bexhill on Sea. Ideally located being within close proximity and walking distance to Little Common Village with its shops, doctors surgery, primary school, and transport links. Bexhill Town Centre is within 3 miles with its array of shops, restaurants, mainline railway station and seafront. The property offers bright and spacious accommodation throughout and comprises a 33'4ft living/dining room, a fitted kitchen, a downstairs bedroom, a bathroom, a separate w.c and to the first floor there are two further bedrooms. The property benefits from double glazing, gas central heating, off-road parking for several vehicles, a detached garage and to the rear there is a delightful secluded garden. Viewing highly recommended.

Entrance Hall

With radiator & decorative cover, Karndean flooring, door to large walk-in understairs storage cupboard housing hot water cylinder with electric fuse box, meter, wooden shelving and light, door to

Living Room/Diner

33'4 x 12'9
With three radiators, two with decorative covers, gas fire with attractive surround & hearth, two wall light points, double glazed window to the front, three double glazed windows to the side, double glazed sliding door leading to the rear garden.

Kitchen

11'9 x 11'3
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit with mixer tap, space for cooker with extractor hood over, space for dishwasher, washing machine & standing fridge-freezer, wall mounted Vaillant gas boiler, inset ceiling spotlights, radiator, double glazed window to the rear, double glazed door to the side.

Bedroom One

12'8 x 11'9
With radiator, built-in wardrobes, double glazed window to the front.

Bathroom

Comprising panelled bath, walk-in shower cubicle with shower attachment & sliding glass door, vanity unit with inset wash hand basin, wall mounted mirror fronted display cabinet with in-built sensor activated light, low level w.c, chrome heated towel radiator,

extractor fan, inset spotlighting, further wall mounted mirror fronted storage cabinet with shaver point, tiled walls, double glazed frosted window to the rear.

Cloakroom

Comprising low level w.c, wash hand basin, wall mounted mirror fronted storage cabinet, partly tiled walls, heated towel radiator, double glazed frosted window to the side.

First Floor Landing

With built-in eaves storage area, attractive window overlooking the rear garden.

Bedroom Two

13'3 x 8'6
With radiator, fitted wardrobes, door to eaves storage area, double glazed window to the front.

Bedroom Three

13'3 x 8'1
With radiator, double glazed window to the front.

Outside

To the front the garden is screened by a small brick wall with path leading to the front door with an area of flowerbeds housing a variety of plants & shrubs, some decorative stone, outside lighting and there is a large tarmac driveway with off-road parking for several vehicles leading to a detached garage. To the rear there is a secluded garden being principally laid to lawn and with a large area of paved patio, being screened by fencing and with a variety of flowerbeds housing mature plants, shrubs and trees throughout,

an outside tap, outside lighting, built-in storage cupboard with light and there is also gated pedestrian access.

Detached Garage

19'4 x 10'7
With electric roller door, light & power, window to the rear, door to the side.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

