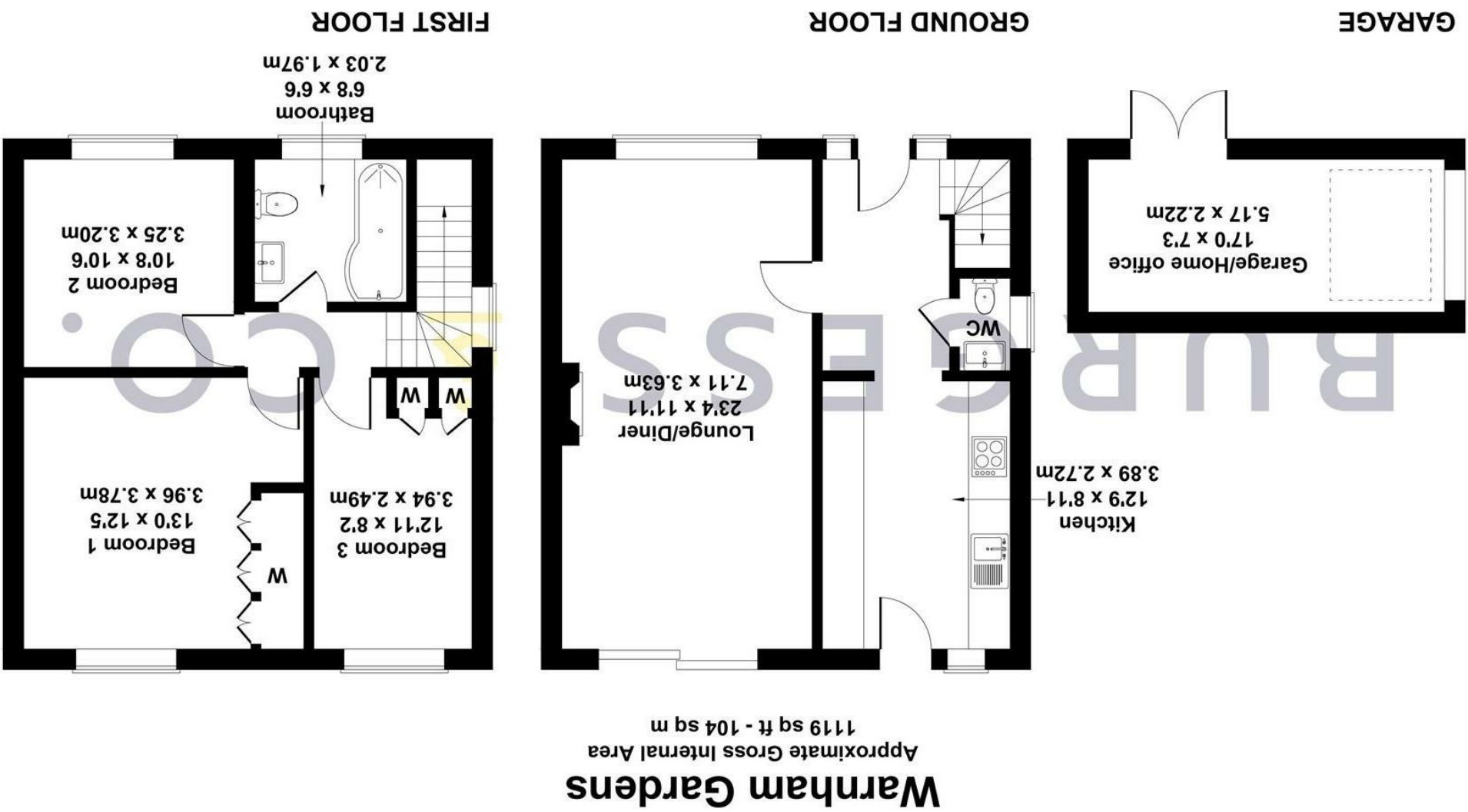




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BURGESS & CO.
01424 222255

16 Warnham Gardens, Bexhill-On-Sea, TN39 3SP

Offers Over
£440,000 Freehold



Burgess & Co are delighted to bring to the market this three bedroom detached family house occupying a large corner plot and situated within the highly sought after residential area of Cooden. Ideally located within easy reach of Cooden Beach railway station, golf course and hotel with health club as well as being within easy reach of the amenities in Little Common Village and Bexhill Town Centre. This well presented property comprises entrance hall, open plan living room/diner, fitted kitchen and a cloakroom to the ground floor, to the first floor there are three bedrooms and a family bathroom. The property additionally benefits gas central heating, double glazing and a great standard of decoration throughout. To the outside there are well maintained front and rear gardens with new patio as well as off-road parking leading to a detached single garage which has been converted into an office/games space. Viewing recommended to appreciate this family home.

Entrance Hall
With vertical radiator & fitted mirror, understairs storage cupboard, stairs to first floor.

Downstairs W.C
Comprising low level w.c, wash hand basin, tiled floor, double glazed frosted window to the side.

Living Room/Diner
23'4 x 11'11
With two radiators, feature surround, space for table & chairs, double glazed window to the front, double glazed sliding door to the rear.

Kitchen
12'9 x 8'11
Comprising matching range of modern wall & base units, worksurfaces, inset sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted electric oven, integrated appliances to include dishwasher, washing machine, tumble dryer & fridge/freezer, pantry cupboard, tiled floor, serving hatch to living room, double glazed window to both the side & rear, double glazed door to the rear.

First Floor Landing
With loft hatch, double glazed frosted window to the side.

Bedroom One
13'0 x 12'5
With radiator, built-in wardrobes, double glazed window to the rear.

Bedroom Two
10'8 x 10'6
With radiator, double glazed window to the front.

Bedroom Three
12'11 x 8'2
With radiator, built-in wardrobes with mirrored doors, double glazed window to the rear.

Family Bathroom
6'8 x 6'6
Comprising bath with shower over, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, tiled floor, partly tiled walls, inset ceiling spotlights, double glazed frosted window to the front.

Outside
To the front there is a paved pathway leading to a paved patio area, an area of lawn to either side of the pathway with mature trees. To the rear there is a westerly facing garden comprising a paved patio area, an area of lawn, raised flowerbeds, a raised pond, a water tap, electric points, a garden shed, side access and door to Garage/Office. There is also a driveway providing off road parking.

Garage/Office
17'0 x 7'3
The garage has been converted into a home office being insulated with light & power connected, laminate flooring, inset ceiling spotlights, double glazed French doors to the garden.

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		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

