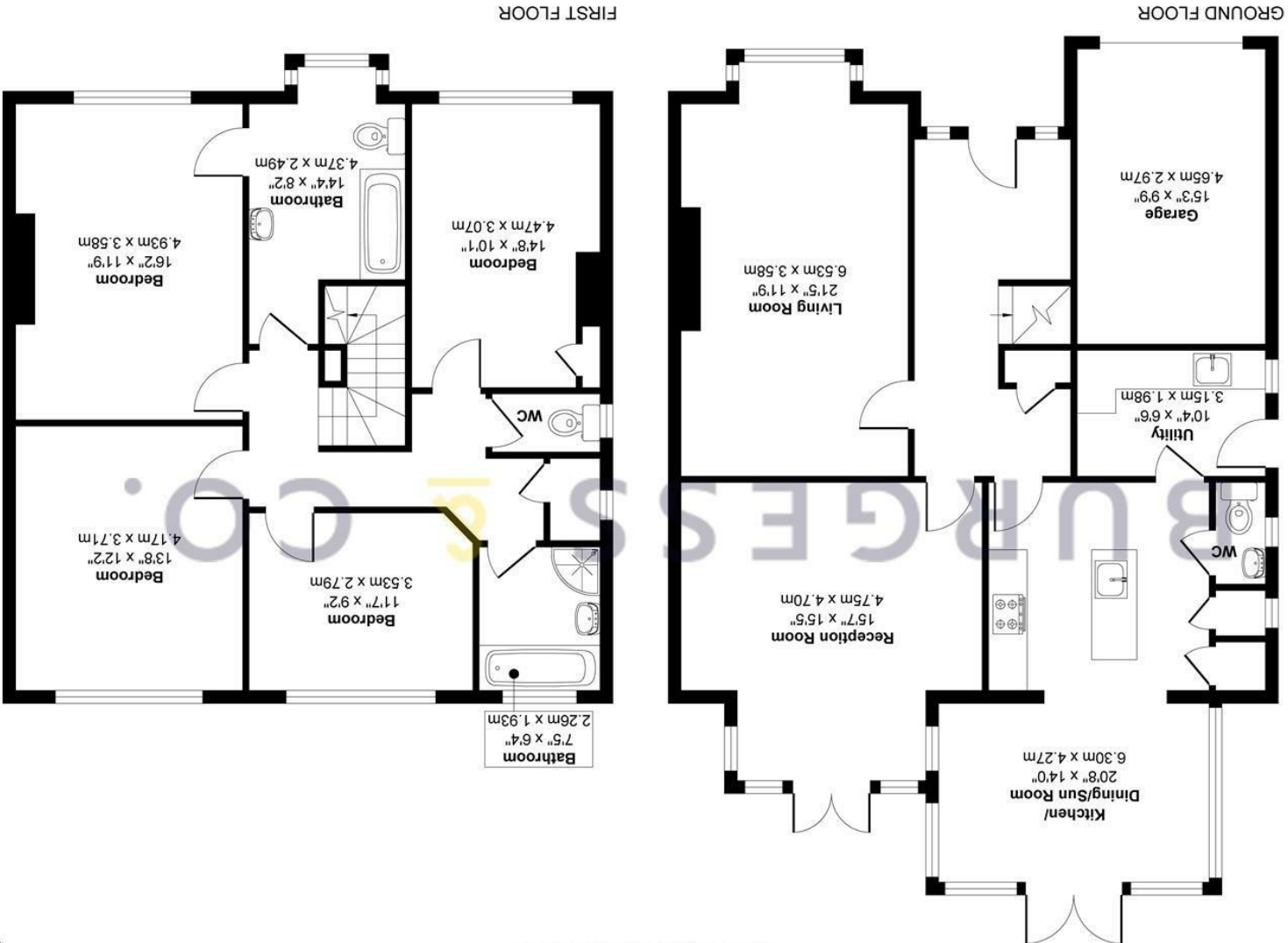




Produced By Picpreview.co.uk Ltd.



Approximate Gross Internal Floor Area
2054 sq. ft / 190.82 sq. m

Magdalen Rd

BURGESS & CO.
01424 222255

13 Magdalen Road, Bexhill On Sea, TN40 1SA

Offers Over
£600,000 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious detached family home, situated in a convenient location within easy reach of Bexhill Town Centre with its shops, restaurants, mainline railway station, bus services and seafront with iconic De La Warr Pavilion. This desirable residence comprises a large entrance hall, a 21'5ft living room, an additional reception room, an open plan kitchen/dining/sun room, a utility room and a downstairs cloakroom. To the first floor there are four double bedrooms with an en-suite Jack and Jill bathroom to the main bedroom, a fitted family bathroom, a separate w.c and a large loft with scope to extend with the relevant planning permission. Further benefits include gas central heating, double glazing and many original features still remain. To the outside there is a driveway leading to an integral garage and a large rear garden being mainly laid to lawn with patio area being ideal for alfresco dining. Viewing is highly recommended to appreciate the size and quality of this property by vendors sole agents.

Entrance Hall
With radiator, laminate wood flooring, picture rail, understairs storage cupboard, stairs to first floor.

Living Room
21'5 x 11'9
With radiator, feature open fireplace, picture rail, double glazed box bay window to the front.

Reception Room
15'7 x 15'5
With radiator, fireplace with wood burner, fitted shelves, picture rail, stained glass window to the side, double glazed box bay window & French doors to the rear.

Kitchen/Diner/Sun Room
20'8 x 14'0
Comprising matching range of wall, base & drawer units, solid wood worksurfaces, tiled splashbacks, fitted Neff induction hob with extractor hood over, two fitted Neff ovens, fitted Neff microwave, central island with inset stainless steel sink unit with mixer tap & pendant lights, pantry cupboard with window, vertical radiator, opening to Sun Room/Diner with double glazed roof, double glazed windows, double glazed French doors to the rear garden.

Downstairs W.C
Comprising low level w.c, wash hand basin, tiled splashback, double glazed frosted window.

Utility Room
10'4 x 6'6
Comprising matching range of wall & base units, wooden worksurface, inset Butler sink unit, space for appliances, space for American style fridge/freezer, double glazed frosted window to the side, double glazed door to the side.

First Floor Landing
With airing cupboard, loft hatch with pull down ladder & Velux window, light well.

Bedroom One
16'2 x 11'9
With radiator, picture rail, fitted wardrobes, double glazed window to the front. Door to

Jack & Jill Bathroom
14'4 x 8'2
Comprising bath with shower over & screen, low level w.c, pedestal wash hand basin, partly tiled walls, original flooring, radiator, extractor fan, double glazed box bay window to the front. Door to Landing.

Bedroom Two
13'8 x 12'2
With radiator, exposed wooden flooring, picture rail, double glazed window to the rear.

Bedroom Three
14'8 x 10'1
With radiator, wooden flooring, picture rail, fitted cupboard, double glazed window to the front.

Bedroom Four
11'7 x 9'2
With radiator, picture rail, wooden flooring, double glazed window to the rear.

Family Bathroom
7'5 x 6'4
Comprising stand-alone bath with Victorian style taps, corner shower cubicle, vanity unit with wash hand basin, Bluetooth vanity mirror, partly tiled walls, tiled floor, vertical radiator, double glazed frosted window to the rear.

Separate W.C
Comprising low level w.c, double glazed frosted window to the side.

Outside
To the front there is a driveway providing off road parking leading to a garage, flowerbed borders housing shrubs and gated side access. To the rear there is a patio area being ideal for entertaining or alfresco dining, steps lead up to an area of lawn, flowerbeds borders housing mature plants, shrubs & hedges, a timber shed and the garden enjoys privacy.

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		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

