

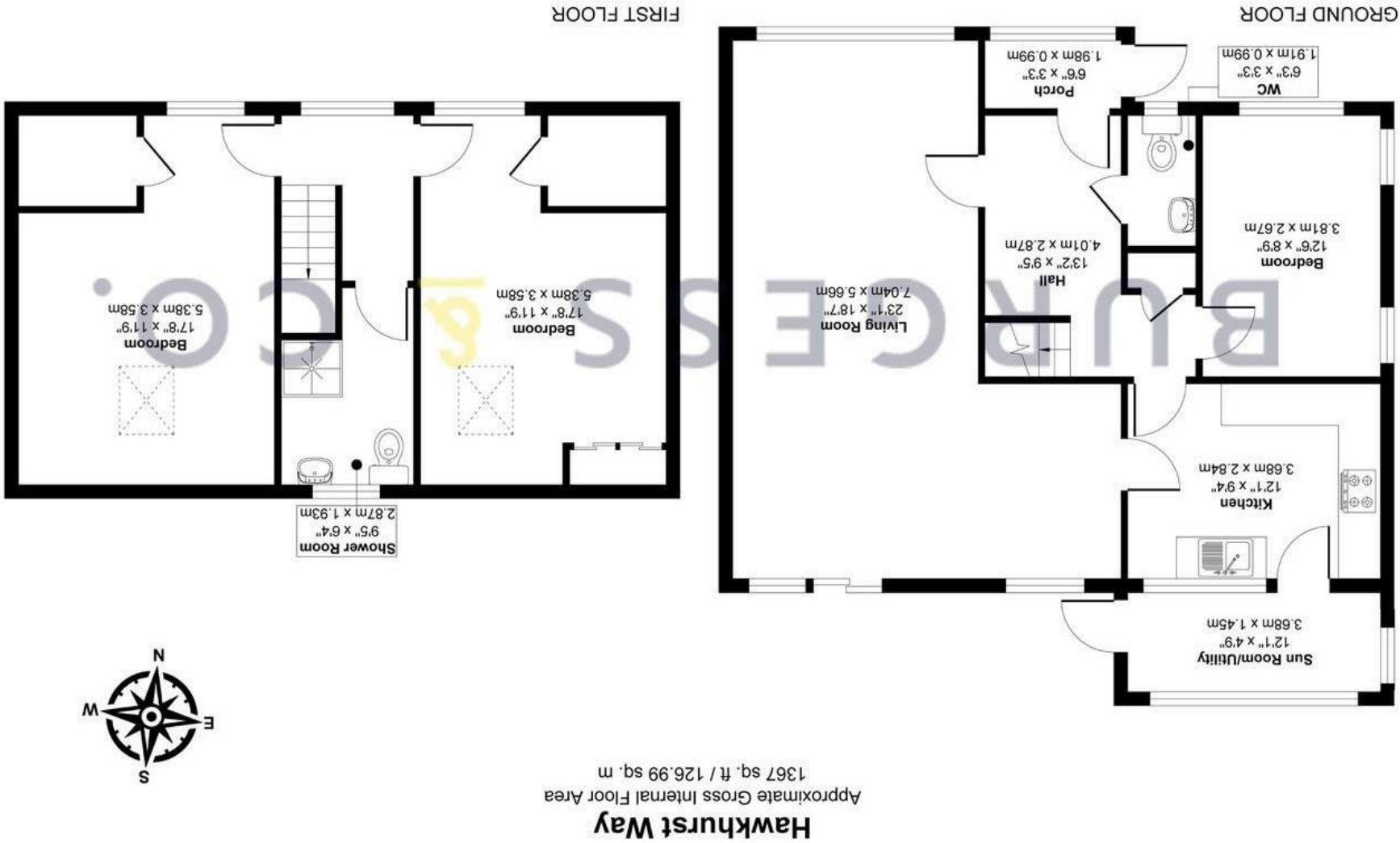


3 Devonshire Square, Bexhill on Sea, East Sussex, TN40 1AB

EST 2000

BURGESS & CO.

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BURGESS & CO.
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15 Hawkhurst Way, Bexhill-On-Sea, TN39 3SD

Offers Over
£395,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious detached house, situated in a sought after residential area in West Bexhill. Ideally located being less than a mile from Cooden Beach Hotel, Golf Club, railway station with convenience shop, and seafront. Bexhill Town Centre is less than 2 miles away with mainline railway station, shopping facilities, restaurants, bus services, the beach and the iconic De La Warr Pavilion. The accommodation comprises a large entrance hall, an L-shaped living/dining room, a fitted kitchen, a sun room/utility, a cloakroom, and a downstairs bedroom. To the first floor there are two double bedrooms and a shower room. The property benefits from gas central heating and double glazing. To the outside there is a low maintenance enclosed south facing garden, a small hard standing to the rear leading to a single garage and to the front there is a tiered low maintenance garden area. Viewing is essential to fully appreciate this wonderful property by vendors sole agents.

- Porch

With double glazed windows, double glazed door to

Entrance Hall

With radiator, parquet flooring, cupboard housing meters, alarm system & consumer unit, stairs to First Floor.

Downstairs W.C

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

Bedroom

12'6 x 8'6
With radiator, double glazed window to the front, two double glazed slit windows to the side. Double doors to

Living Room/Diner

23'1 x 18'7
With two radiators, parquet flooring, feature fireplace with marble surround & hearth, double glazed floor to ceiling window to the front, double glazed window to the rear. Double glazed sliding doors to the rear garden. Opening to

Kitchen

12'1 x 9'4
Comprising range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted oven, space for appliances, glazed door to

Sun Room/Utility

12'1 x 4'9
Comprising worksurface, base units, space for appliances,

polycarbonate roof, tiled floor, double glazed windows, double glazed door to both sides.

First Floor Landing

With double glazed window to the front.

Bedroom

17'8 x 12'3
With radiator, access to eaves storage, double glazed window to the front, double glazed Velux window to the rear with rooftop views towards the sea.

Bedroom

17'8 x 11'9
With radiator, fitted cupboard housing Ideal boiler, access to eaves, double glazed window to the front, double glazed Velux window to the rear with rooftop views towards the sea.

Shower Room

9'5 x 6'4
Comprising large shower cubicle, low level w.c, vanity unit with inset wash hand basin, vanity unit, shaver point, tiled floor, partly tiled walls, radiator, loft hatch being insulated & partly boarded, double glazed frosted window to the rear.

Outside

To the front there is a low maintenance tiered garden with areas of shingle & sleepers, mature trees & shrubs, a slate area and concrete path to entrance. To the rear there is a south facing garden comprising a raised patio area, pergola, steps down to lower level, shingle borders, area of slate, a pathway, a water feature, a

summerhouse, a seating area, a pond area with bridge, an outside tap, mature plants & shrubs, being enclosed by fencing with side access. Further access & path leading to

Garage / Parking

With wooden door & space for parking in front. Access is via Findon Close.

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	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC