



BURGESS & CO.  
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22 Penland Road, Bexhill-On-Sea, TN40 2JG

Offers Over  
£500,000 Freehold





Burgess & Co are delighted to bring to the market this impressive detached period house, situated on a good size plot with some sea views. Ideally located being circa 1 mile from Bexhill Town Centre with its array of shops, restaurants, mainline Railway station, and sea front. Ravenside retail park is less than a mile away with further shopping facilities and a leisure centre. The accommodation is arranged to provide a porch, a hallway, a living room, a dining room, a breakfast room, a kitchen, a utility room, a study, a conservatory and a downstairs w.c to the ground floor. To the first floor there are four bedrooms with two having en-suite shower rooms, and there is a family bathroom with separate w.c. The property benefits from double glazing, gas central heating, ample off road parking and a garage to front with garden area. To the rear there is a large enclosed garden that wraps around the property with patio area, lawn area, shed and summer house. Viewing is essential to fully appreciate all that this property has to offer and it comes CHAIN FREE.

<b>Enclosed Porch</b> With double glazed windows, door leading to	extractor hood over, space for appliances, wood panelling to the ceiling, tiled floor, double glazed windows to the rear & side, double glazed door to	<b>Family Bathroom</b> 7'5 x 6'6 Comprising bath, wash hand basin, partly tiled walls, radiator, double glazed frosted window.
<b>Entrance Hall</b> Bright & spacious area with Herringbone flooring, understairs storage cupboard, stairs to the first floor.	<b>Utility Room</b> 11'6 x 5'3 Comprising matching range of wall & base units, worksurface, inset sink unit, space for appliances, fitted cupboard, double glazed window, double glazed door to the rear.	<b>Separate W.C</b> Comprising low level w.c, double glazed frosted window to the rear.
<b>Living Room</b> 18'3 x 13'5 Bright dual aspect room, with radiator, feature fireplace, wood flooring, double glazed windows to the front & side.	<b>First Floor Landing</b> With fitted cupboard, loft hatch, double glazed window to the rear.	<b>Garage</b> 18'5 x 11'1 With up & over door, door to the breakfast room, double glazed window to the rear.
<b>Study</b> 11'3 x 10'9 With radiator, feature fireplace, wood flooring, double glazed window to the side, double glazed patio door to	<b>Bedroom One</b> 14'7 x 13'5 With radiator, fitted wardrobes, dual aspect with double glazed window to the front & side enjoying views towards the sea, door to	<b>Outside</b> To the front there is a gated driveway providing off road parking, leading to a garage, an area of lawn with flowerbed borders housing mature shrubs and gated side access. To the rear there is a good size garden with patio area, large area of lawn, flowerbeds housing mature shrubs & trees, a shed, a summer-house and the garden is enclosed by fencing & hedging.
<b>Conservatory</b> 15'7 x 13'8 With radiator, double glazed windows, double glazed French doors leading to the rear garden.	<b>En-suite Shower Room</b> 8'6 x 7'7 Comprising shower cubicle, low level w.c, bidet, pedestal wash hand basin, fitted cupboards, heated towel radiator, mirror with light over, extractor fan, partly tiled walls, storage space, double glazed frosted window to the front.	<b>NB</b> Council tax band: F
<b>Downstairs W.C</b> 4'6 x 3'8 Comprising low level w.c, wash hand basin, double glazed frosted window to the rear.	<b>Bedroom Two</b> 11'9 x 11'0 With radiator, fitted wardrobe, double glazed box bay window to the front enjoying views towards the sea, door to	
<b>Breakfast Room</b> 12'8 x 10'9 With radiator, door to Garage, double glazed window to the side, double doors opening to	<b>En-suite Shower Room</b> 7'5 x 4'5 Comprising shower cubicle, pedestal wash hand basin, low level w.c, tiled walls, extractor fan, mirror with light over, radiator, double glazed frosted window to the side.	
<b>Dining Room</b> 17'2 x 12'8 With radiator, feature fireplace, wood flooring, double glazed box bay window to the front.	<b>Bedroom Three</b> 13'5 x 10'9 With radiator, fitted wardrobe, dual aspect with double glazed window to the side & rear.	
<b>Kitchen</b> 13'8 x 10'8 Comprising range of wall, base & drawer units, worksurface, inset sink unit, cooker with	<b>Bedroom Four</b> 11'3 x 9'8 With radiator, fitted cupboard, double glazed window to the side.	

