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**16 Alder Gardens, Bexhill-On-Sea, East Sussex TN39 5JY**  
**£535,000 Freehold**

An opportunity to acquire this deceptively spacious and impressive five bedroom detached house with double garage. Presented to an exceptional standard and offering bright and spacious accommodation throughout. The property comprises sitting room, large modern fitted kitchen/breakfast room, dining room, large conservatory, utility room and cloakroom/wc all to the ground floor. To The first floor there are four bedrooms, with one of the bedrooms benefiting from an en-suite shower room and a family bathroom, whilst to the second floor there is a master suite with a double bedroom, walk in dressing room and en-suite shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a private and secluded westerly facing rear garden, whilst to the front of the property there is a front garden, driveway providing off road parking for multiple vehicles and a detached double garage. Situated in a quiet and sought after location with in easy access to local schools and amenities. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this popular location. The property is being offered chain free.



## **Entrance Hall**

Obscured double glazed front door with double glazed sidelight windows leading to the entrance hall, with one modern designer radiator, stairs leading to first floor, large built in storage cupboard with hanging space, fitted shelving, tiled floor.

## **Ground Floor Cloakroom/WC**

Obscured double glazed porthole style window to the front elevation, modern radiator, low level wc, corner vanity unit with wash hand basin, mixer tap and storage cupboards beneath, electric consumer unit, part tiled walls, extractor fan, tiled floor.

## **Sitting Room**

17'0 x 11'10 (5.18m x 3.61m)

Double glazed windows to the front elevation, a set of internal double doors leading through to the dining room, radiator, feature fireplace with fitted gas fire.

## **Kitchen/Breakfast Room**

14'4 x 12'0 (4.37m x 3.66m)

Two double glazed windows to the rear elevation overlooking the rear garden, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated eye level electric double oven and grill, worktop mounted five gas ring burner hob with glass splashback and fitted extractor hood above, bowl and half sink with drainer and mixer tap, integrated dishwasher, space for American style fridge/freezer, plinth lighting, open archway leading through to dining room, part tiled walls, tiled floor, door leading through to utility room, large under stairs storage cupboard with fitted shelving.

## **Dining Room**

10'7 x 9'11 (3.23m x 3.02m)

Double glazed French doors giving access to the conservatory, radiator, open archway leading through to kitchen, set of internal double doors leading through to lounge, engineered bamboo flooring.

## **Conservatory**

12'9 x 9'4 (3.89m x 2.84m)

Double glazed windows to all sides with a set of double glazed French doors giving access onto the rear garden, heated chrome towel rail.

## **Utility Room**

4'11 x 6'0 (1.50m x 1.83m)

Double glazed door to the side elevation giving access to the side of the property, matching wall and base level units with straight edge laminate worktop surfaces, single sink with drainer and mixer tap, plumbing space for washing machine, space for tumble dryer, cupboard housing gas central heating boiler, part tiled walls, tiled floor.

## **First Floor**

## **Landing**

Radiator, stairs leading to second floor, airing cupboard housing modern pressurized hot water cylinder.

## **Bedroom Two**

14'2 x 12'0 (4.32m x 3.66m)

Double glazed window to the front elevation, radiator, fitted wardrobes with a range of hanging space and shelving, door with access to en-suite.

## **En-Suite Shower Room**

Obscured double glazed window to the side elevation, radiator, low level wc, vanity unit with wash hand basin, mixer tap and storage drawers beneath, walk in shower cubicle with wall mounted shower controls, shower attachment, part tiled walls, extractor fan.

## **Bedroom Three**

11'3 x 9'6 (3.43m x 2.90m)

Double glazed window to the rear elevation, radiator.

## **Bedroom Four**

11'11 x 8'7 (3.63m x 2.62m)

Double glazed window to the front elevation, fitted wardrobe with hanging space and shelving, radiator.

## **Bedroom Five**

8'10 x 7'10 (2.69m x 2.39m)

Double glazed window to the rear elevation, radiator.

## **Family Bathroom**

Obscure double glazed window to rear elevation, heated chrome towel rail, white suite comprising low level wc, panelled enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, part tiled walls, extractor fan, electric shaver point.

## **Second Floor**

## **Landing**

Large eaves storage cupboard with fitted shelving providing ample storage space.

## **Master Bedroom Suite**

15'7 x 12'0 (4.75m x 3.66m)

Double glazed window to the rear elevation, radiator, cupboard with access to eaves storage, recessed ceiling spotlights.

## **Walk In Dressing Room**

8'5 x 7'5 (2.57m x 2.26m)

Double glazed window to the rear elevation, wide range of bespoke fitted wardrobes comprising hanging space, shelving and drawer units, recessed ceiling spotlights and door leading through to en-suite.

## **En-Suite Shower Room**

Heated chrome towel rail, low level wc, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, tiled walls, recessed ceiling spotlights.

## **Outside**

## **Front Garden**

Front garden is mainly laid to lawn with mature plant and shrub borders.

## **Side of Property**

Driveway providing off road parking for multiple vehicles leading to the double garage.

## **Double Garage**

17'3 x 17'0 (5.26m x 5.18m)

Located at the side of the property, with electric up and over door, double glazed window and double glazed door to the side elevation giving access onto the rear garden, light, power, eaves storage space, fitted workbenches, fitted wall units.

## **Rear Garden**

Westerly facing rear garden, with Indian sandstone laid sun patio, the rest of the garden is mainly laid to lawn with decorative circular patio and extensive and mature plant, shrub and hedge borders, gated access down the side of the property.

## **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

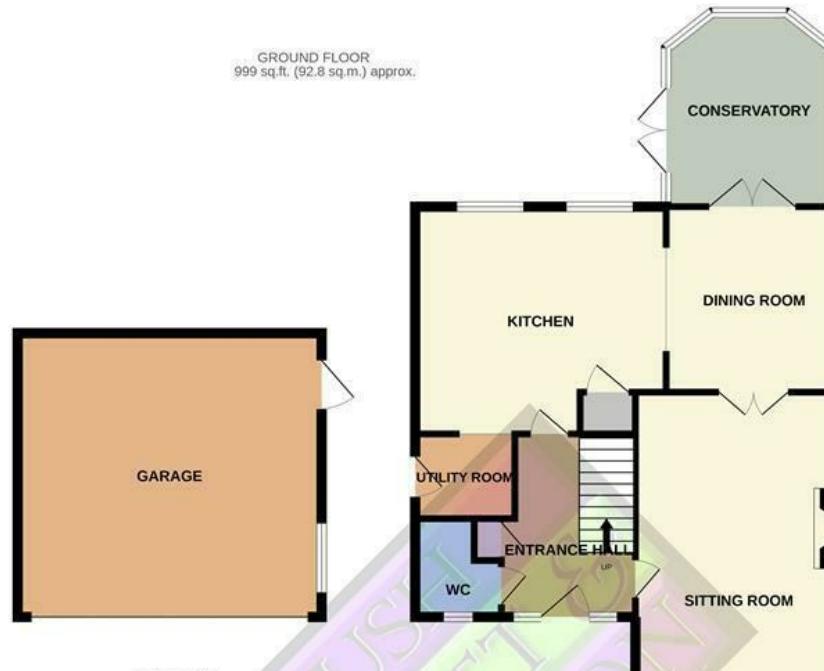
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

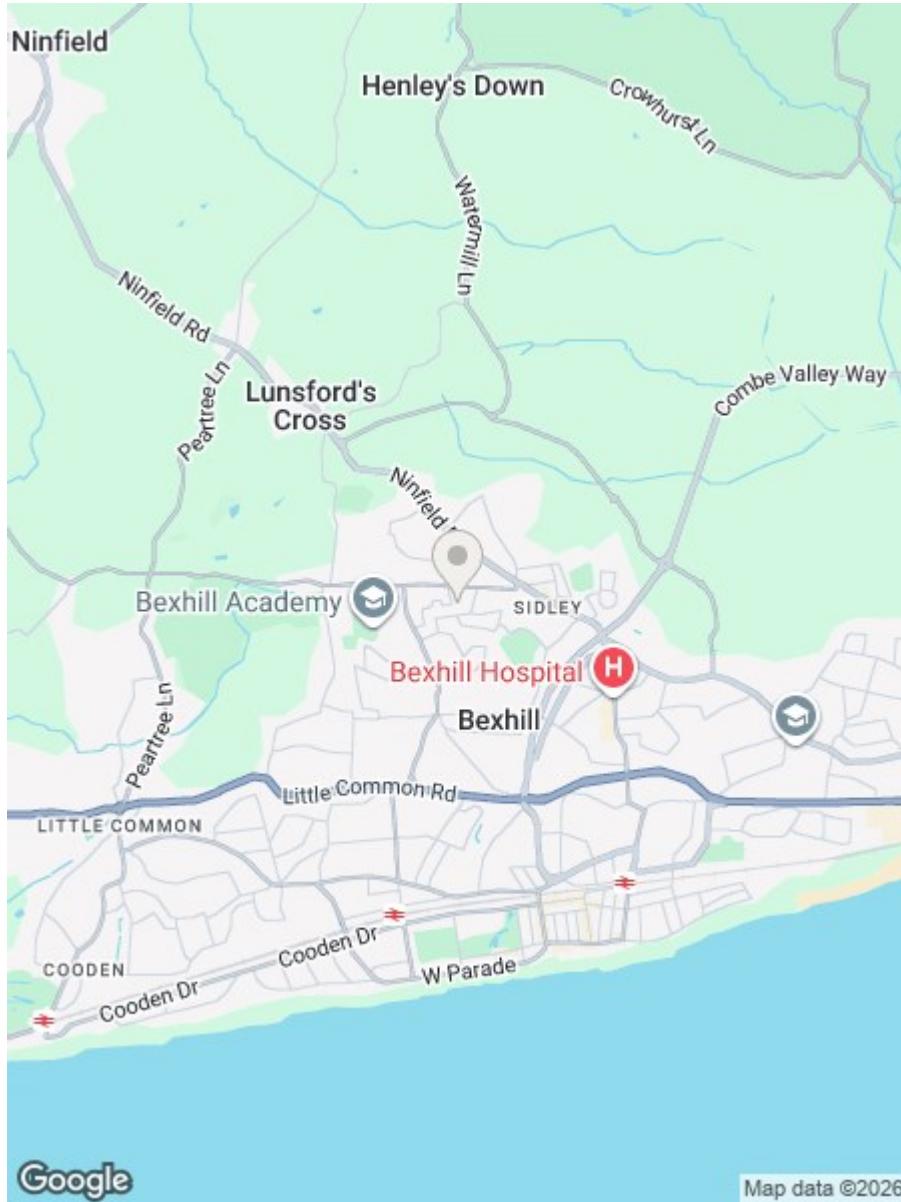




TOTAL FLOOR AREA : 2011 sq.ft. (186.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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