

Offers In Excess of £400,000 Freehold



**Gotham Cottage, Sandhurst Lane,
Bexhill-on-Sea, East Sussex TN39
4RG**



PROPERTY DESCRIPTION

A spacious four bedroom semi-detached house situated in this semi-rural location on the northern outskirts of Bexhill in Whydown which is just over a mile from Little Common Village offering an array of amenities, doctors surgery and primary school. The accommodation comprises; entrance hall, ground floor cloakroom, study, lounge with log burner, 20' kitchen/diner with rural views, four first floor bedrooms and family bathroom. Outside there is a shingle driveway providing off road parking and a good size rear garden with a decked area ideal for outside entertaining. CHAIN FREE. EPC- E.

FEATURES

- Four Bedroom Semi-Detached House
- Semi-Rural Location Just Over A Mile From Little Common Village
- Impressive Dual Aspect 20' Kitchen/Diner With Farmland Views
- Good Size Rear Garden With Decked Area
- Modern Family Bathroom
- Gas Fired Central Heating
- Chain Free
- Separate Lounge
- Ground Floor WC & Study Room
- Council Tax Band - E



ROOM DESCRIPTIONS

Entrance Hall

Accessed via wooden front door, fuse box, stairs rising to the first floor, double glazed window to the side.

Lounge

15' 11" x 10' 4" (4.85m x 3.15m) Double glazed window to the front, picture rail, radiator, feature fireplace with inset log burner, recessed storage, glazed windows and door leading to the kitchen/diner.

Kitchen/Diner

20' 5" x 10' 6" (6.22m x 3.20m) A bright and spacious double aspect room with double glazed windows to the side and rear with lovely views and door to the rear leading to the garden, ceiling coving, radiator, ample space for dining table, a range of laminate working surfaces with inset stainless steel sink and drainer unit, inset four ring gas hob, a range of matching wall and base cupboards with fitted drawers, inset eye level electric oven and grill, space for washing machine, tumble dryer and tall fridge/freezer.

Cloakroom/WC

Double glazed window to the side, radiator, low level WC, wash hand basin.

Study

8' 4" x 7' 11" (2.54m x 2.41m) Double glazed window to the side, a range of cupboards across one elevation, radiator, under-stairs storage cupboard.

First Floor Landing

Storage cupboard, doors to all rooms.

Bedroom One

15' 8" max x 9' 4" max (4.78m max x 2.84m) Double glazed window to the front, built-in wardrobes, feature panelled wall, radiator.

Bedroom Two

10' 4" x 9' 9" (3.15m x 2.97m) Double glazed window to the rear with outlook over farmland, radiator.

Bedroom Three

10' 3" max x 9' 7" max (3.12m max x 2.92m max) Double glazed window to the rear with outlook over farmland, radiator.

Bedroom Four

9' 9" x 6' 9" (2.97m x 2.06m) Double glazed window to the front, radiator.

Family Bathroom

7' 2" x 5' 8" (2.18m x 1.73m) A modern fitted three piece suite comprising; low level WC, pedestal wash hand basin with mixer tap, tiled splash-back and vanity unit over, panelled bath with fitted screen, mixer two and shower over, radiator.

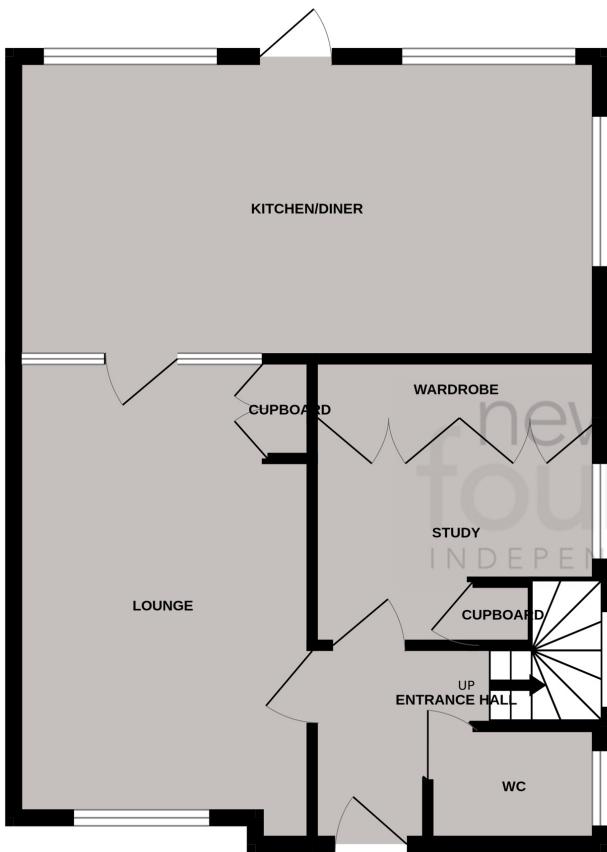
Outside

The front of the property there is a stone laid driveway proving off road parking, gas cylinder access, gated side access.

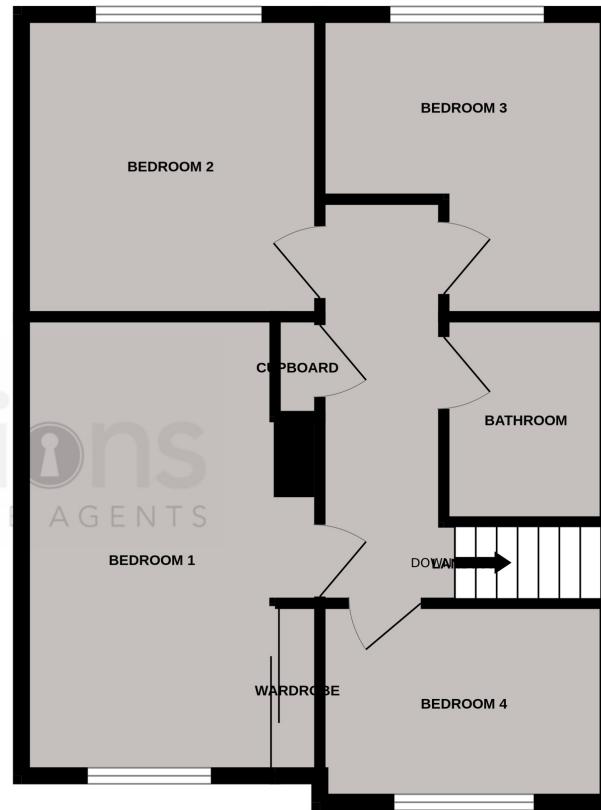
Adjacent to the rear of the property there is a decked area ideal for outside entertaining and enjoying pleasant views across farmland, outside power point, gated side access, the remainder of the garden is a good size and laid to lawn.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(38-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		