



5 Drayton Rise, Bexhill-on-Sea, East
Sussex TN39 3TH



PROPERTY DESCRIPTION

An extremely well presented, bright and spacious FOUR BEDROOM DETACHED chalet style property ideally situated in a quiet sought after cul-de-sac just outside Little Common Village and within walking distance of an array of amenities, shops and doctors surgery whilst Little Common Primary School is also close by. The ground floor accommodation comprises; entrance porch, entrance hall, dual aspect lounge with archway through to a bright and exceptional re-fitted kitchen/diner, two bedrooms, shower room and separate WC. On the first floor there are two further bedrooms, one with a dressing room and a modern family bathroom. Outside there a secluded south facing garden with large garden store, off road parking and 28' tandem garage. EPC - D.

FEATURES

- Four Bedroom Detached Chalet Style Property Presented In Excellent Decorative Order
- South Facing Garden With Large Patio Area Ideal For Outside Entertaining
- Extremely Light & Beautiful Kitchen/Diner With Quartz Worktops
- Large Tandem Garage With Access From The Garden
- Double Aspect Lounge With Archway Through To The Kitchen/Diner
- Two Ground Floor Bedrooms, Ground Floor Shower Room & Separate WC
- Situated Just Outside Little Common Village, Walking Distance To All Amenities & Bus Stops
- Quiet Cul-De-Sac Location
- Two Good Size Bedrooms On The First Floor With One Dual Aspect & The Other With A Dressing Room & Modern Bathroom
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Porch

Accessed via double glazed sliding doors, double glazed windows to the front.

Entrance Hall

Accessed via UPVC door with double glazed frosted insert, double glazed full height frosted glass window, double glazed window to the rear, radiator, cupboard housing fuse box.

Lounge

19' 2" x 11' 11" (5.84m x 3.63m) A spacious dual aspect room with double glazed windows to the front and side, two radiators, archway through to the kitchen/diner.

Kitchen/Dining Room

19' 2" x 10' 7" (5.84m x 3.23m) A fabulous and bright room with double glazed windows and double doors leading to the garden, a stunning and contemporary kitchen comprising; a range of quartz working surfaces with inset one and half bowl sink and grooved drainer, inset five ring induction hob with filtering extractor fan over, a range of matching wall and base cupboard with fitted drawers, built-in electric oven and dishwasher, cupboard concealing gas fired boiler, UPVC door to the side passage way, vertical radiator.

Ground Floor Bedroom One

14' 9" x 11' 1" (4.50m x 3.38m) Double glazed window to the front, radiator, built-in wardrobes.

Ground Floor Bedroom Two

9' 2" x 8' 2" (2.79m x 2.49m) Double glazed window to the rear, radiator.

Ground Floor Shower Room

Double glazed frosted glass window to the rear, three piece fitted white suite comprising; corner shower cubicle with shower over, wash hand basin with mixer tap and cupboard under, radiator.

WC

Double glazed frosted glass window to the rear, low level WC.

First Floor Landing

Double glazed window to the front, two cupboards one with space for washing machine.

First Floor Bedroom Three

15' 4" x 14' 7" (4.67m x 4.45m) A spacious and dual aspect room with double glazed windows to the front and rear, two radiators.

First Floor Bedroom Four

13' 7" max reducing to 8' 0" x 12' 0" max (4.14m x 3.66m max) Double glazed window to the rear, radiator, access to eaves storage, door to dressing room.

Dressing Room

Access to loft space via hatch, built-in cupboards.

First Floor Bathroom

Double glazed frosted glass windows to the rear, panelled bath with mixer tap and handheld attachment, low level WC, wash hand basin with mixer tap and cupboard under, heated towel rail.

Garage

28' 9" x 8' 1" (8.76m x 2.46m) A large garage accessed via metal up and over door, door to the side, power points and lighting.

Outside

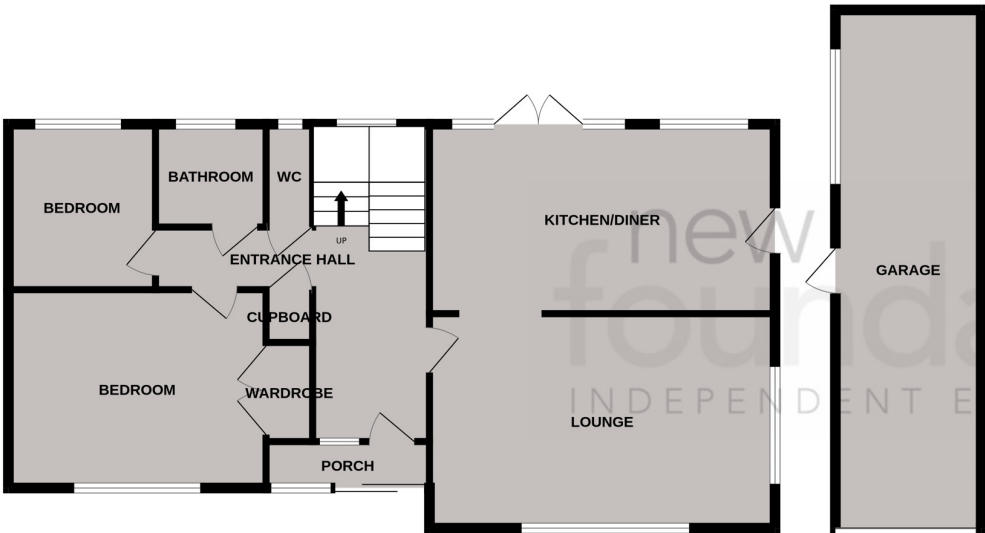
To the front of the property there is a block paved driveway providing off road parking and leads to the tandem garage, area laid to lawn with various mature shrubs, gated side access.

The rear garden benefits from being of a southerly aspect.

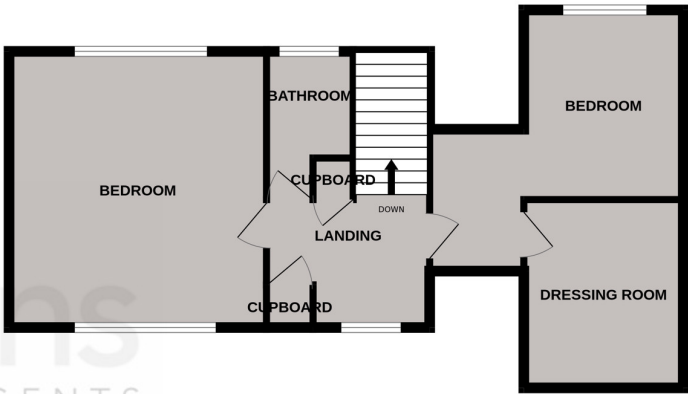
Adjacent on the rear of the property there is a patio which runs the full width and expands into a large area making an ideal space to entertain, area to the side ideal for a shed, area laid to lawn, mature hedging and trees offering a good degree of seclusion, double doors leading to a garden room/store, side door into the garage.

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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

