

**RUSH  
WITT &  
WILSON**



**77 Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HL**  
**£475,000**



**Rush Witt & Wilson are delighted to welcome to the market this immaculately presented five bedroom character property built in 1910 and ideally located in this highly sought after area within close walking distance to Egerton park, seafront, town centre and mainline rail station. Boasting many original features and offering bright and spacious throughout, the property comprises bay fronted lounge, dining room, sun room, large kitchen/breakfast room, large basement, five bedrooms with the master bedroom further benefiting from en-suite shower room, two bathrooms, separate ground floor W.C. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a low maintenance garden to the rear with large detached garage, whilst to the front of the property there is off road parking for multiple vehicles. Viewing comes highly recommended by the vendors chosen sole agents at RWW BEXHILL to appreciate this stunning and spacious character property in this highly sought after and convenient location.**



**Entrance Porch**

Windows to three sides, tiled floor, timber internal front door.

**Entrance Hallway**

Obscured window to side elevation, two radiators, stairs leading to first floor, obscured door to front elevation giving separate entrance to the property, door leading to cellar, fitted storage cupboard.

**Ground Floor W.C.**

W.C. with low level flush, wall mounted corner wash hand basin with mixer tap, wall mounted heated chrome towel rail.

**Living Room**

18'6" x 11'6" (5.64 x 3.52)

Bay window to front elevation, radiator, ornamental feature fireplace.

**Dining Room**

15'10" x 11'6" (4.83 x 3.51)

Radiator, ornamental feature fireplace, ceiling rose, cove ceilings, open archway leading through to sun room.

**Sun Room**

10'9" x 7'11" (3.30 x 2.43)

Double doors to rear elevation leading onto rear garden patio, two windows to rear elevation, radiator, velux window skylight.

**Kitchen/Breakfast Room**

20'5" x 11'10" (6.23 x 3.62)

Double doors to rear elevation, two windows to rear elevation, two radiators, vaulted ceiling with velux skylight window, modern fitted kitchen with a range of matching wall and base level units with roll top work surfaces, space for american style fridge/freezer, space for range style master cooker, inset bowl and a half sink with drainer and mixer tap, plumbing space for dishwasher, fitted stainless steel extractor unit, breakfast bar, part tiled walls, tiled floor.

**First Floor Landing**

Obscured window to rear elevation, radiator, stairs leading to second floor.

**Bedroom One**

18'5" x 11'10" (5.63 x 3.61)

Bay window to front elevation overlooking Egerton park,

radiator, fitted wardrobe units with a range of hanging space, shelving and cupboard spaces above with fitted dressing table, ornamental feature fireplace.

**En-Suite Shower Room**

Window to front elevation, wall mounted heated chrome towel rail, modern fitted white bathroom suite comprising W.C. with low level flush, walk-in shower cubicle with wall mounted shower controls, shower attachment and rain effect shower head, vanity unit with wash hand basin with mixer tap, fitted bathroom storage cabinets around, part tiled walls, extractor fan.

**Bedroom Two**

16'3" x 11'9" (4.96 x 3.59)

Window to rear elevation, radiator, ornamental feature fireplace.

**Bedroom Three**

11'2" x 7'4" (3.41 x 2.26)

Window to rear elevation, radiator, range of fitted wardrobes with hanging space, shelving and cupboard spaces above, fitted shelving.

**Bathroom**

Obscured window to front elevation, wall mounted heated chrome towel rail, white bathroom suite comprising W.C. with low level flush, pedestal mounted wash hand basin with separate hot and cold taps, panel enclosed pea bath with wall mounted shower controls, shower attachment, rain effect shower head and mixer tap.

**Second Floor Landing**

Window to side elevation.

**Bedroom Four**

20'10" x 11'9" (6.36 x 3.60)

Window to rear elevation, velux window, two radiators, ornamental feature fireplace, raised mazzezine level where the bed is, lower part which is currently used as a lounge, door to eave storage, access to loft space.

**Bedroom Five**

12'0" x 11'2" narrowing to 6'1" (3.67 x 3.42 narrowing to 1.87)

Window to rear elevation, velux window, ornamental feature fireplace, radiator, fitted wardrobe with hanging space and shelving.

**Shower Room**

Velux window to front elevation, wall mounted heated chrome towel rail, white bathroom suite comprising W.C. with low level flush, vanity unit with wash hand basin, mixer tap and storage cupboards beneath, walk-in shower cubicle with wall mounted electric power shower and shower attachment, recess ceiling spotlights, tiled walls and floor.

**Basement Separated Into Three Sections:**

Steps down to basement.

**Utility Room**

12'7" x 6'10" (3.85 x 2.10)

Used as a utility room which comprises matching wall and base level units with roll top work surface, inset single bowl stainless steel sink with drainer and mixer tap, plumbing space for washing machine, under-counter space for tumble dryer, part tiled walls, gas meter, window to side elevation

**Section Two**

17'10" x 11'4" (5.44 x 3.47)

Second part of the basement has a stainless glass window to front elevation, gas central heating boiler, fitted worktop bench, bath with mixer tap and shower attachment.

**Storage**

15'1" x 10'10" (4.62 x 3.31)

Third part is lower head height providing storage.

**Outside**

**Front Garden**

Driveway with off road parking for multiple vehicles, pathway leading down to side of property and steps leading up to porch.

**Rear Garden**

South facing low maintenance garden with stone laid patio, rear access into detached garage, gate leading to rear alleyway.

**Detached Garage**

Electric up and over door, light and power.

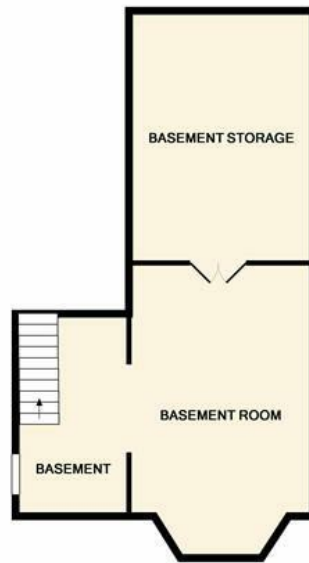
**Agents Notes**

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.









BASEMENT LEVEL  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 917 SQ.FT.  
(85.2 SQ.M.)



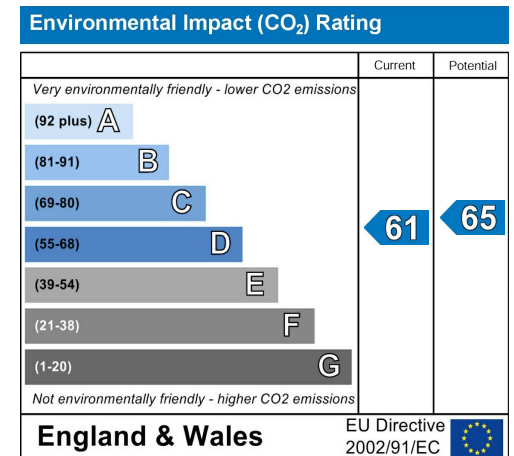
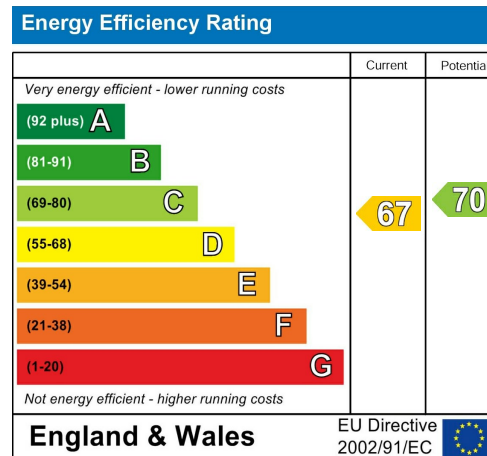
1ST FLOOR  
APPROX. FLOOR  
AREA 700 SQ.FT.  
(65.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2569 SQ.FT. (238.7 SQ.M.)

We have every effort been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase.  
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