

**RUSH
WITT &
WILSON**



**46 Glenleigh Park Road, Bexhill-On-Sea, East Sussex TN39 4EE
Offers In Excess Of £675,000**

An opportunity to acquire this stunning and exceptionally well presented four bedroom detached family house ideally located in the highly sought after area of Glenleigh Park. Offering bright and spacious accommodation throughout, the property comprises large entrance hall, fitted kitchen/breakfast room, bay fronted lounge, separate dining room, utility room and a w.c./wet room all to the ground floor. Whilst to the first floor there are four double bedrooms a family bathroom and separate w.c. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a stunning private and secluded rear garden which further benefits from a large log cabin, front garden and driveway providing off road parking for multiple vehicles leading to the garage/store room. Conveniently located in this popular tree lined avenue with close and easy access to local schools, amenities and parks. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning family home in this highly desired location.



Front Door

Obscured double glazed front door leading to:

Entrance Hall

Radiator, stairs leading to first floor, engineered oak flooring.

Kitchen

10'5" x 9'7" (3.18m x 2.92m)

Double glazed window to rear elevation overlooking the rear garden, double glazed French doors to the side elevation giving access to the side of the property, radiator. Modern fitted kitchen with a range of matching wall and base level units with straight edge solid woodwork surfaces, space for Rangemaster cooker with stainless steel splashback and fitted extractor hood above, breakfast bar, stainless steel bowl and a half sink with drainer and mixer tap, integrated dishwasher, space for American style fridge/freezer, part tiled walls, ceiling mounted spotlights.

Utility Room

6'0" x 8'2" (1.83m x 2.51m)

Double glazed window to side elevation, range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, wall mounted gas central heating boiler, gas meter, fitted shelving, part tiled walls, tiled floor and door with access to garage.

Lounge

14'5" x 12'0" (4.40m x 3.66m)

Recently fitted double glazed bay window to the front elevation, radiator, feature modern inset gas fireplace and engineered oak flooring.

Dining Room

18'3" x 12'10" (5.57m x 3.92m)

Double glazed windows and double glazed door to rear elevation giving access onto the rear garden, two radiators, engineered oak flooring.

Ground Floor Wet Room/WC

Obscured double glazed window to front elevation, heated chrome towel rail, low level w.c., wall mounted wash hand basin, fully tiled walls, wall mounted shower controls with shower attachment.

First Floor Landing

Double glazed window to front elevation, access to loft space with pull down ladder, radiator, large storage/linen cupboard with hanging space and slatted shelving.

Bedroom One

15'5" x 12'9" (4.72m x 3.91m)

Double glazed window to rear elevation overlooking the rear garden with far reaching roof top and tree top views, radiator, large range of fitted wardrobes comprising hanging space, shelving and drawers .

Bedroom Two

13'0" x 12'9" (3.98m x 3.90m)

Double glazed bay window to front elevation, radiator.

Bedroom Three

15'0" x 11'10" (4.59m x 3.62m)

Double glazed bay window to front elevation, radiator.

Bedroom Four

11'1" x 8'10" (3.38m x 2.71m)

Double glazed window to rear elevation overlooking the rear garden with far reaching roof top and tree top views, radiator.

Family Bathroom

Obscured double glazed windows to rear elevation, heated chrome towel rail White bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap, storage cupboards beneath, low level w.c. with concealed cistern. Fully tiled walls and floor.

Separate WC

Obscured double glazed window to side elevation, low level w.c.

Outside

Garage

10'8" x 8'4" (3.26m x 2.55m)

Double glazed window to side elevation, timber double garage doors, electric consumer unit, electric meter, fitted workbench, fitted shelving, under counter space for tumble dryer, fitted wall units. Light and power.

Rear Garden

Beautifully maintained private and secluded rear garden with

a gravel laid patio area with the rest of the garden which is mainly laid to lawn with extensive and mature plant, shrub and hedge borders. Large log cabin, large timber garden shed, metal garden shed.

Log Cabin

16'9" x 13'2" (5.13m x 4.02m)

Timber decked veranda, glass panelled door leading in with single glazed windows to the front and side elevations, light and power.

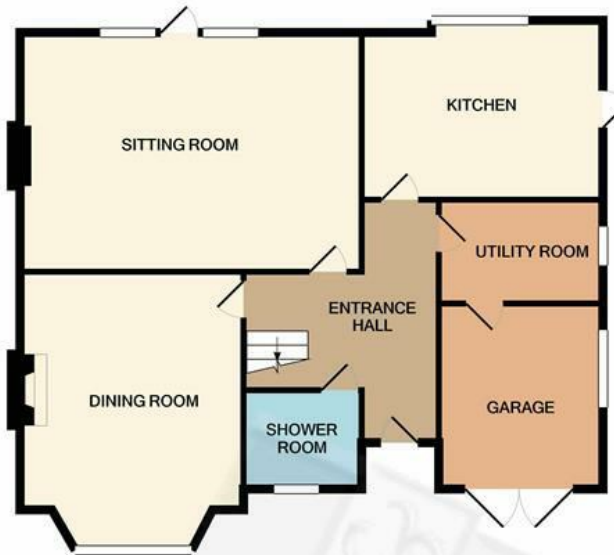
Front Garden

Mainly laid to lawn with mature plants and shrubs, driveway providing off road parking for multiple vehicles leading to the garage, gated access down both sides of the property leading to the rear.

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.





GROUND FLOOR
 APPROX. FLOOR
 AREA 791 SQ.FT.
 (73.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 828 SQ.FT.
 (76.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1620 SQ.FT. (150.5 SQ.M.)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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