

RUSH
WITT &
WILSON



5 Millfield Rise, Bexhill-On-Sea, East Sussex TN40 1QY
£550,000

A stunning four bedroom detached house presented to an exceptional standard by the current vendors, located in a quiet cul de sac location and within a very short walk of Bexhill Town Centre, Bexhill Seafront and Bexhill Train Station. Internally, the property comprises a bay front lounge with log burner, dining room, upvc conservatory, modern fitted kitchen, downstairs cloakroom, four double bedrooms, modern fitted bathroom suite, far reaching sea views and across Bexhill towards the South Down's in Eastbourne. Externally, the property boasts off road parking for several vehicles, stunning westerly facing rear gardens with far reaching views, and garage. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band D.



Entrance Hall

With entrance door, under stairs storage cupboard with hanging space, radiator, herringbone parquet flooring, internal door leading through to garage.

Living Room

15'8" x 11'9" (4.80 x 3.60)

Double glazed bay fronted windows to the front elevation, radiator, feature fireplace with log burning stove, herringbone parquet flooring.

Dining Room

11'9" x 11'5" (3.60 x 3.50)

Radiator, herringbone parquet flooring, double glazed double doors leading out to conservatory with far reaching views across Bexhill.

Conservatory

12'5" x 11'9" (3.80 x 3.60)

Triple aspect windows to the rear and side elevations with far reaching sea views across Bexhill, electric radiator, double glazed French doors lead out to the rear garden.

Kitchen

16'8" x 8'2" (5.10 x 2.50)

Modern fitted kitchen with a range of matching wall and base level units with wooden worktop surfaces, double glazed windows overlooking the rear elevation with far reaching views, sink with drainer and mixer tap, integrated dishwasher, integrated fridge and freezer, five ring gas hob with extractor fan and canopy above, integrated electric oven and hob, tiled flooring, obscured glass panelled door leading to the utility room.

Utility Room

Plumbing for washing machine and space for tumble dryer, tiled flooring, double glazed door leading out onto the side.

Down Stairs WC

Wall mounted wash hand basin with two taps, electric heater, wc with low level flush, obscured double glazed window overlooks the side elevation, tiled floor, tiled walls.

First Floor Landing

Double glazed window overlooks the front elevation, radiator, access to loft space, airing cupboard housing the hot water cylinder and slatted shelving, solar panel controls and storage cupboard above.

Bedroom One

16'0" x 11'5" (4.90 x 3.50)

Double glazed window overlooking the front elevation, radiator, bespoke fitted wardrobes with hanging space, overhead fitted storage.

Bedroom Two

11'9" x 11'5" (3.60 x 3.50)

Double glazed windows to the rear elevation with far reaching views, radiator.

Bedroom Three

10'9" x 8'10" (3.30 x 2.70)

Double glazed windows to the front elevation, radiator.

Bedroom Four

9'10" x 8'6" (3.00 x 2.60)

Double glazed window overlooking the rear elevation, radiator.

Separate WC

WC with low level flush, obscured double glazed window to the side elevation, wall mounted wash hand basin, tiled walls, tiled floor.

Family Bathroom

Chrome heated towel rail, modern fitted suite with a panelled p-bath, chrome shower attachment and controls, showerhead, rain effect chrome showerhead, wash hand basin with mixer tap, vanity unit with storage and shelving space, tiled walls, shaver point, double glazed obscured window to the rear elevation.

Outside

Front Garden

Off road parking for multiple vehicles, side access down both sides of the property leading to the rear, electric car charger point.

Garage

Electric roller door, window to the side, door leading to hallway, electric consumer unit.

Rear Garden

Mainly laid to lawn with a combination of plants, shrubs and trees of various kinds, two separate patio areas, two timber framed sheds, all enclosed, side access, outside taps.

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.

Agents Note

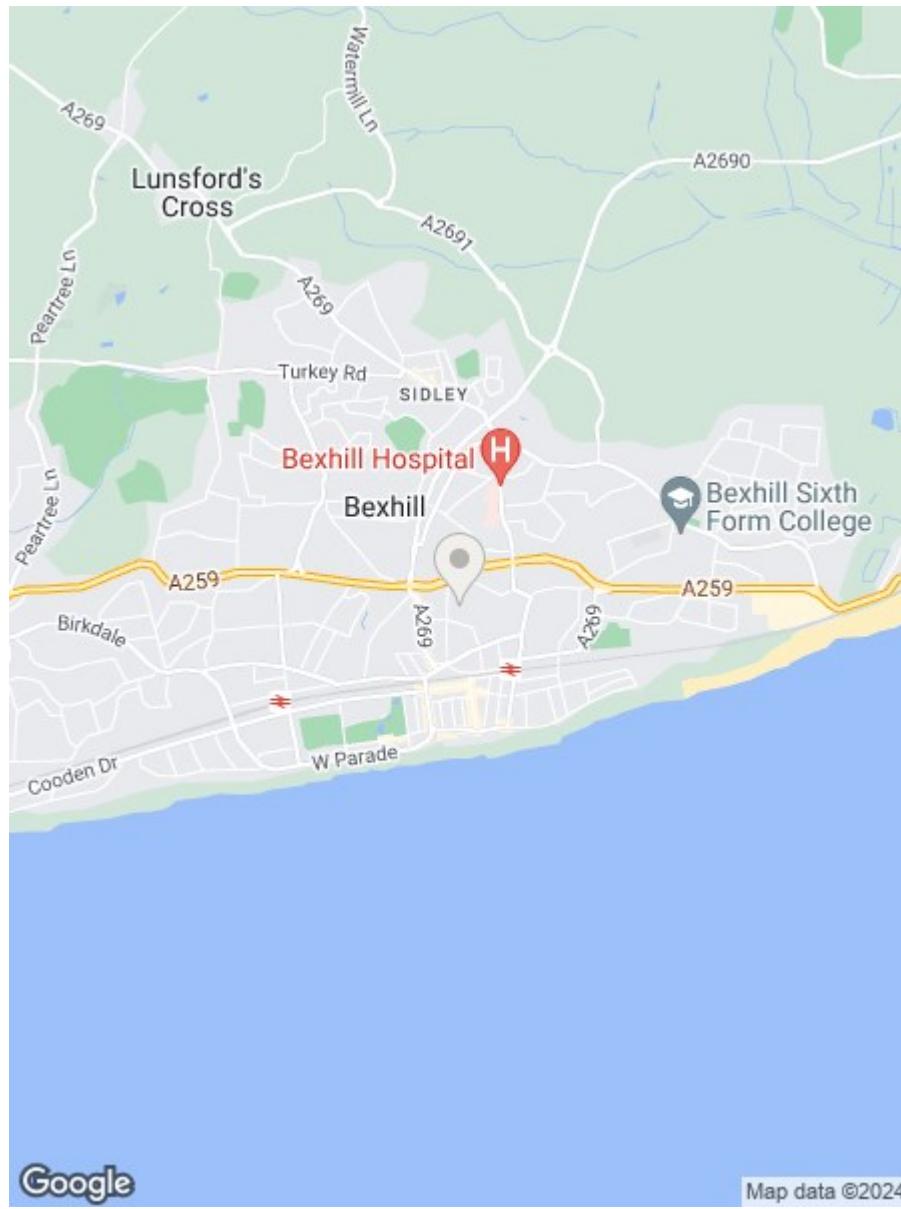




TOTAL FLOOR AREA : 1671 sq.ft. (155.2 sq.m.) approx.

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		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	