

**RUSH  
WITT &  
WILSON**



**7 Warwick Road, Bexhill-On-Sea, East Sussex TN39 4HG  
£799,950**

A rare opportunity to acquire this exceptionally well presented four bedroom detached house beautifully situated on this substantial 1/3 acre plot with stunning and extensive gardens. Offering bright and spacious accommodation throughout, the property comprises a beautiful lounge through to dining room, kitchen/breakfast room with utility room, large conservatory, boot room and separate WC all to the ground floor. Whilst to the first floor, there are four bedrooms with the master bedroom further benefiting from en-suite bathroom and dressing area and a family bathroom. Other internal benefits include gas central heating and double glazed windows throughout. Externally, the property boasts a stunning westerly facing rear garden that further benefits from a detached garden house offering annex/workshop potential and a covered hot tub in separate hot tub cabin. To the front of the property, there is a gated driveway offering off road parking for multiple vehicles with additional gated hard standing to the side of the property, a garage and a store room. Ideally located on this highly sought after tree lined road in west Bexhill, viewings comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this exceptional home on this large plot. Council Tax Band F.



### **Entrance Hallway**

6'7" x 5'1" (2.03 x 1.55)

Glazed leaded light timber front door leading to entrance porch, with radiator, glass panelled leaded light door with glass panelled side light windows leading through to hallway.

### **Hallway**

Radiator, beautiful staircase leading to first floor, under stairs storage cupboard.

### **Kitchen/Breakfast Room**

17'1" x 19'11" (5.21 x 6.09)

Double aspect, double glazed leaded light windows to the front and side elevations, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, ceramic bowl and half sink with drainer and mixer tap, space for range style cooker with fitted extractor hood above, space for under counter fridge/freezer, large walk in larder which houses space for the free standing fridge/freezer and with fitted shelving, overhead utility cupboard housing the electric meter and electric consumer unit, tiled floor in the kitchen, recessed ceiling spotlights, part tiled walls, under unit lights, door leading through to utility room.

### **Utility Room**

5'6" x 7'2" (1.7 x 2.19)

Double glazed leaded light windows to the front elevation, with a range of matching wall and base level units with laminate roll edge worktops surfaces, plumbing space for washing machine, plumbing space for dishwasher, stainless steel single sink with drainer and mixer tap, wall mounted gas central heating boiler (approximately one year old), part tiled walls, recessed ceiling spotlight, airing cupboard housing hot water cylinder with slatted shelving, tiled floor.

### **Dining Room**

16'11" x 9'1" (5.17 x 2.78)

Double aspect, double glazed leaded light windows to the rear and side elevations, set of double glazed leaded light French doors giving access onto the rear garden, open archway leading through to lounge, two radiators.

### **Lounge**

16'0" x 17'11" (4.88 x 5.47)

Double glazed leaded light bay window to the front elevation, two radiators, feature fireplace with fitted gas fire, two bespoke fitted alcove cabinets with storage cupboards, wall mounted up-lighters.

### **Conservatory**

18'4" x 11'4" (5.6 x 3.46)

Double glazed windows to three sides overlooking the stunning rear garden, a set of double glazed double doors giving access onto the rear garden patio, side aspect double glazed single door giving access onto the raised decking leading to hot tub, fitted ceiling blinds, two electric radiators.

### **Ground Floor WC**

Two double glazed leaded light windows to the rear elevation, radiator, low level wc, pedestal mounted wash hand basin, fitted shelves.

### **Boot Room**

7'7" x 5'6" (2.32 x 1.70)

Double glazed leaded light window and door to the side elevation giving access onto the side of the property and driveway/garage, radiator, large fitted storage cupboards with hanging space and shelving, tiled floor.

### **First Floor Hallway**

Gallery landing with large double glazed leaded light window to the rear elevation, overlooking the rear garden, radiator, access to loft space with pull down ladder, the loft is insulated and boarded with light, power and window.

### **Bedroom One**

18'2" x 20'1" (5.56 x 6.13)

Double glazed leaded light bay window to side elevation and double glazed leaded light window to front elevation, radiator, one modern electric thermostatic electric radiator, large range of fitted bedroom furniture including wardrobes with hanging space and shelving, drawer units, dressing table and overhead storage, set of doors giving access to en-suite.

### **En-Suite**

Double glazed leaded light windows to the front and side elevations, heated chrome towel, vanity unit with wash hand basin and storage cupboard beneath, low level wc, fitted bathroom cabinets with shelving, drawers and cupboards, panelled enclosed bath with mixer tap and shower attachment, part tiled walls.

### **Bedroom Two**

12'3" x 13'5" (3.75 x 4.10)

Double glazed leaded light window to front elevation, radiator, a range of fitted bedroom furniture comprising wardrobe with hanging space, shelving and drawers, dressing table with drawer units and vanity unit with wash hand basin and storage cupboards beneath, light with shaver point, eaves storage cupboard.

### **Bedroom Three**

11'11" x 14'7" (3.65 x 4.46)

Double aspect, double glazed leaded light windows to the front and side elevation, radiator, vanity unit with wash hand basin and storage cupboard beneath with tiled splashback and fitted inset mirror.

### **Bedroom Four**

14'7" x 9'7" (4.45 x 2.93)

Double aspect, double glazed leaded light window to rear and side elevations, radiator, eaves storage cupboard.

### **Family Bathroom**

Double glazed leaded light windows to the rear elevation, two radiators, low level wc, panelled enclosed shower bath with hot and cold taps,

wall mounted shower controls and shower attachment with fixed shower head, fitted bespoke vanity unit with wash hand basin and storage cupboards, electric shaver point, part tiled walls, bespoke shelving, extractor fan.

### **Externally**

#### **Front Garden**

Double gates lead to the driveway offering off road parking for multiple vehicles leading to the garage, the rest of the front garden is hard standing laid with gravel to provide additional parking with mature plant, shrub and hedge boarders., large out side store room, side access door into the boot room, Timber double gates leading down the side of the property with extra hard standing and gravelled laid providing additional parking facilities suitable for caravans and motorhomes, steps leading up to the tiled veranda leading to the front door

#### **Large Store Room**

5'5" x 4'11" (1.67 x 1.52)

With fitted shelving, light and power.

#### **Single Garage**

With up and over door, light and power, side aspect single glazed window and rear aspect single glazed leaded light windows.

#### **Rear Garden**

Sun patio which leads down to a decorative gravelled laid patio with feature raised circular flowerbed, the rest of the garden is mainly laid to lawn with extensive and mature plant, shrub and hedges and trees, solid brick garden shed, raised vegetable beds, off the side of the conservatory there is a raised timber decking area leading to a covered hot tub, rear access into the garage, mains fitted flowerbed lighting, external power points, detached garden house.

#### **Detached Garden House (Annex Potential)**

22'0" x 12'2" (6.73 x 3.72)

Set of timber double glazed leaded light double doors, with double glazed windows to side elevation and obscured glazed door to the rear elevation, vaulted ceiling, double glazed Velux windows, light, power, fitted sink unit with stainless steel single sink with drainer and storage cupboards beneath.

#### **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.





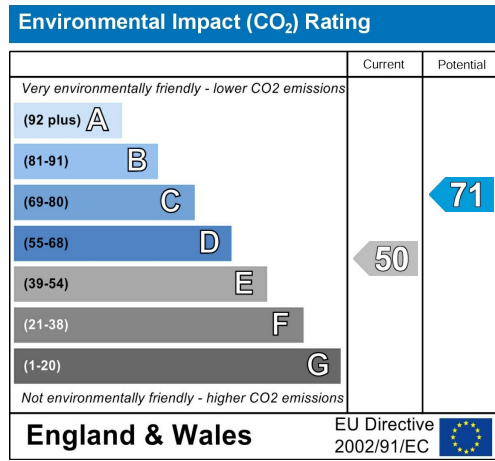
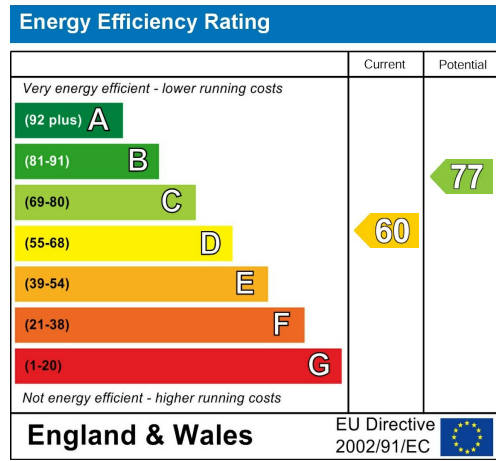
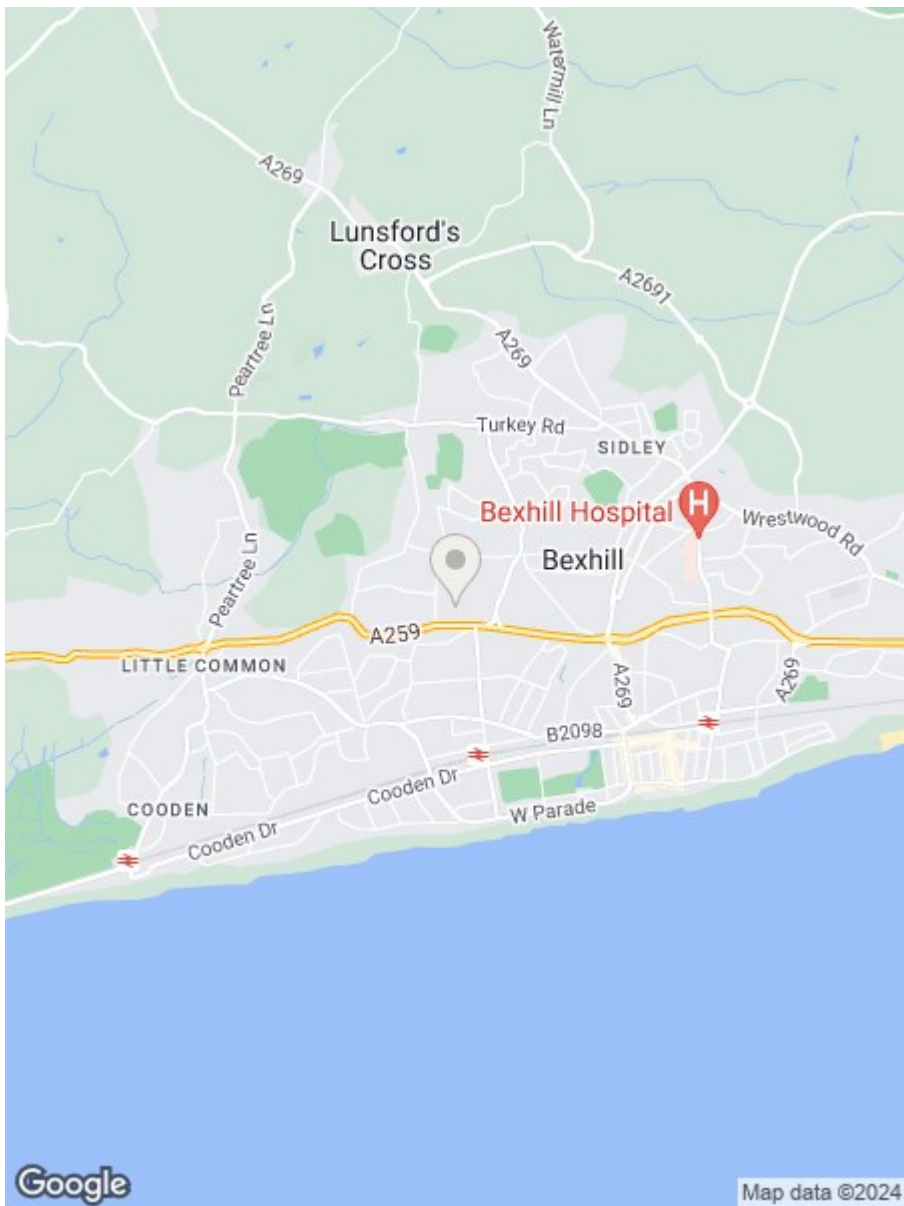
DETACHED GARDEN ROOM  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 2491 sq.ft. (231.5 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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