



**20 Warwick Road,
Bexhill-On-Sea, East Sussex TN39 4HG
£700,000**

An exceptional detached chalet style house, beautifully refurbished by the current owners to an outstanding standard. Situated in a highly sought-after location in West Bexhill, this beautifully presented home offers versatile accommodation arranged over two floors, complemented by contemporary fixtures, fittings, and unique features throughout. The well-planned ground floor begins with a striking reception hall featuring an impressive central staircase that immediately sets the tone for the home. Double doors open into a bright, dual-aspect living room. A standout feature is the Victorian fireplace with a tiled hearth, creating a wonderful focal point that blends period charm with modern comfort. The ground floor includes two double bedrooms. A dedicated home cinema room offers a unique entertainment space, ideal for movie nights or a private media room. A stylish four-piece bathroom suite serves the ground floor rooms. The heart of the home is an impressive 28ft kitchen/dining room, flooded with natural light from bi-folding doors that open directly onto the rear garden. Fully fitted kitchen with matching wall and base units and comes equipped with an integrated double oven, hob, fridge/freezer, and dishwasher. Ascending the central staircase, you will find the first-floor accommodation. Spacious master bedroom featuring a vaulted ceiling that enhances the sense of light and space. This triple-aspect suite benefits from a walk-in wardrobe and a modern en-suite shower room, offering a private retreat. Two further double bedrooms provide generous space for family or guests. Cloakroom is also located on this floor for added convenience. To the front, the property features a lovely area of lawn with a pathway leading to the entrance, alongside a block-paved driveway providing extensive off-road parking and access to the garden. Viewing is highly recommended through RWW sole agents.

Hallway
13'11 x 13' (4.24m x 3.96m)

Living Room
17'9 x 18'1 (5.41m x 5.51m)

Bedroom
9'3 x 10'11 (2.82m x 3.33m)

Bedroom
7'11 x 10'5 (2.41m x 3.18m)

Inner Hallway
3'11 x 14'4 (1.19m x 4.37m)

Kitchen/Dining Room
28'4 x 10'6 (8.64m x 3.20m)

Home Cinema Room
20'1 x 9'6 (6.12m x 2.90m)

Utility Room
4'4 x 9'4 (1.32m x 2.84m)

Bath/Shower Room
8' x 8'6 (2.44m x 2.59m)

First Floor

Landing
13'10 x 14'7 (4.22m x 4.45m)

Bedroom
17'2 x 18'4 (5.23m x 5.59m)

En-Suite
5'9 x 5'5 (1.75m x 1.65m)

Bedroom
18'7 x 11'7 (5.66m x 3.53m)

Bedroom
7'11 x 13'5 (2.41m x 4.09m)

WC
3'1 x 7'4 (0.94m x 2.24m)

Agents Note
Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
192.9 m²
2078 ft²

Reduced headroom
3.4 m²
37 ft²

(1) Excluding balconies and terraces

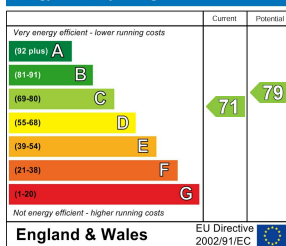
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

