6 St. Margarets Crescent, Bexhill-On-Sea, East Sussex TN39 4RE

Offers In Excess Of £600,000 Freehold

A beautifully presented three/four-bedroom detached family home, refurbished to a high standard by the current owners and set in a stunning rural location offering privacy and seclusion. The accommodation comprises three double bedrooms and a shower room on the first floor, with a further ground-floor bedroom and bathroom providing flexible living options. The main reception room features a charming wood-burning stove, complemented by oil-fired central heating throughout.

The kitchen/breakfast room overlooks the extensive gardens, which are a particular highlight, beautifully landscaped and offering a wonderful sense of space and tranquillity. Additional features include oak flooring, a detached double garage, and excellent off-road parking. The property still offers scope to extend (subject to the necessary consents). Viewing is highly recommended by the sole agents Rush Witt & Wilson, Bexhill.

Entrance Foyer
9'9 x 6'5 (2.97m x 1.96m)
Windows to both front and side elevation, entrance door, built-in storage cupboards.

Entrance Hallway
Oak flooring, covered radiator, understairs storage cupboards.

Living/Dining Room
30'1 x 12'10 (9.17m x 3.91m)
Bay window to front and rear elevations, brick fireplace with wood burning stove, covered radiator and further double radiator.

Kitchen/Breakfast Room
15'8 x 10' (4.78m x 3.05m)
Windows to the rear and door opening onto the south facing rear garden, recently fitted modern kitchen comprising a range of base and wall units with woodblock worktops, single drainer stainless steel sink unit with mixer tap, integrated oven and grill, extractor canopy and light, integrated washing machine, space for tumble dryer, double radiator, tiled splashbacks, oak flooring.

Bedroom One
14'4 x 11'5 (4.37m x 3.48m)
Window to side elevation, French doors lead out onto front garden, covered radiator.

Bathroom
Obscured glass window to rear elevation, suite comprising walk-in shower cubicle with electric shower unit controls and shower head, wc with low level flush, wash hand basin with vanity unit beneath, half height wall tiling, heated towel rail, tiled floor.

First Floor

Landing
Built-in airing cupboard.

Bedroom Two
16' x 12'1 (4.88m x 3.68m)
Windows to both front and side elevations, covered radiator, built-in wardrobe cupboard.

Bedroom Three
17'1 x 9'2 (5.21m x 2.79m)
Window to rear elevation with beautiful views over the garden and woodland vista, covered radiator, built-in wardrobe cupboard.

Bedroom Four
12'1 x 11'7 (3.68m x 3.53m)
Window to front elevation, covered radiator.

Bathroom
Window to the rear elevation, suite comprising wc with low level flush, wash hand basin with vanity unit beneath, panelled bath with shower screen, chrome shower controls and showerhead, heated towel rail, eaves storage cupboard.

Outside

Front Garden
Stunning gardens with a range of shrubbery, trees and plants of various kinds, offering a beautiful and attractive privately screened country garden with bricked paved pathway running to the front entrance and side entrances leading to the rear garden, off road parking for several vehicles at the front of the property accessed via lane.

Rear Garden
Extensive in size, southerly facing with extensive patio areas for alfresco dining, all enclosed with mature shrubbery and trees of various kinds with fencing, offering privacy and seclusion, large timber framed workshop with power and light, additional shed, greenhouse to be found to the rear of the property, adjoining a stunning woodland vista, ideal for those looking for peace, quiet and tranquillity, stunning well kept mature gardens.

Detached Double Garage
With pitched tiled roof, personal door to rear, power and light, two windows to the side elevation, up and over door.

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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GROUND FLOOR
APPROX. FLOOR
AREA 823 SQ.FT.
(76.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 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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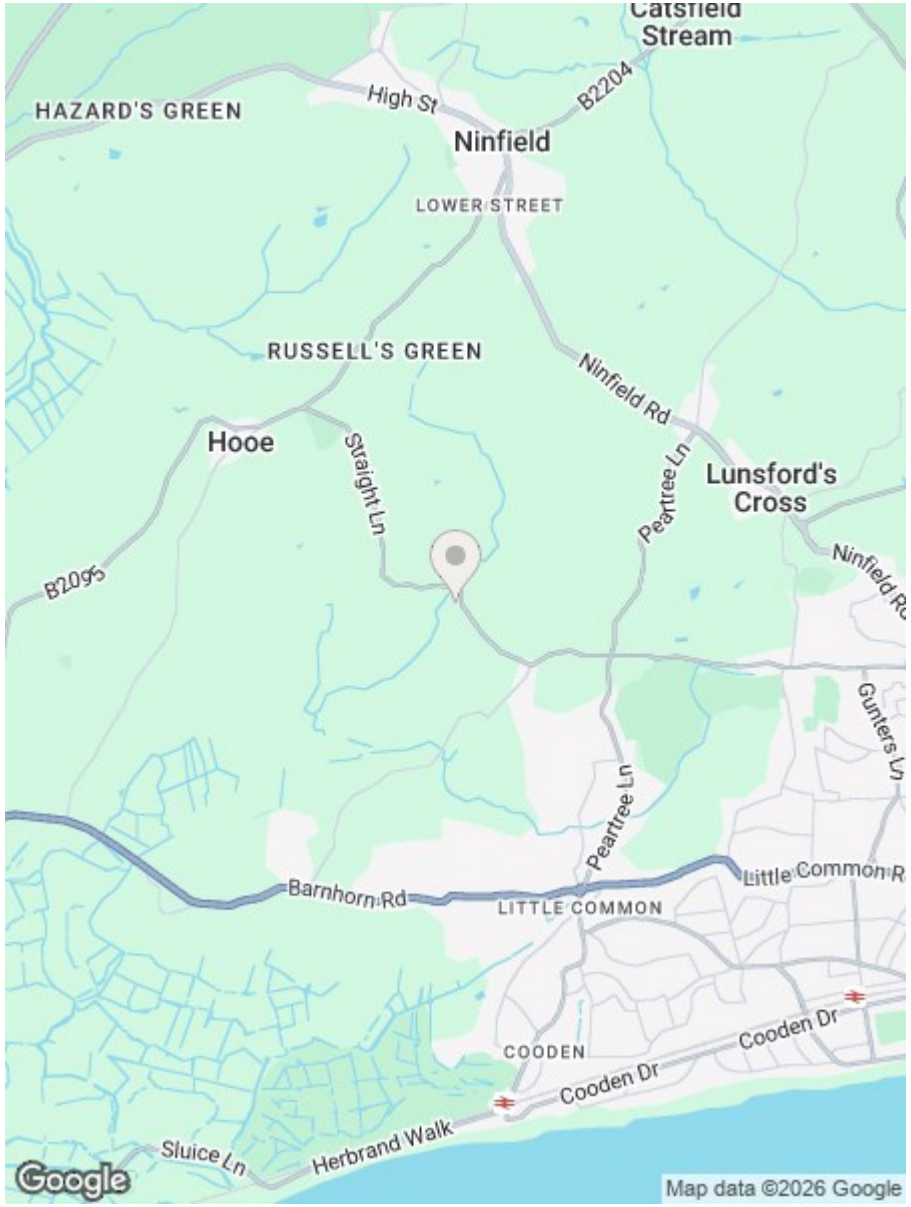

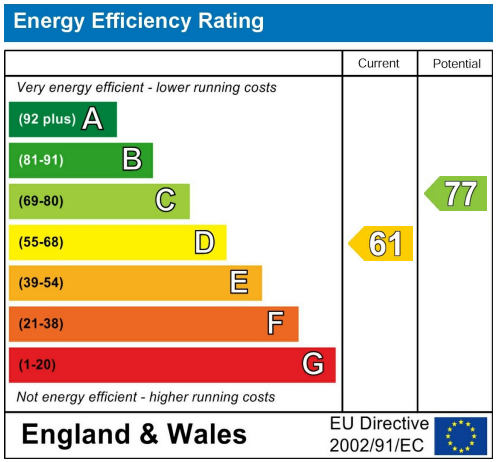

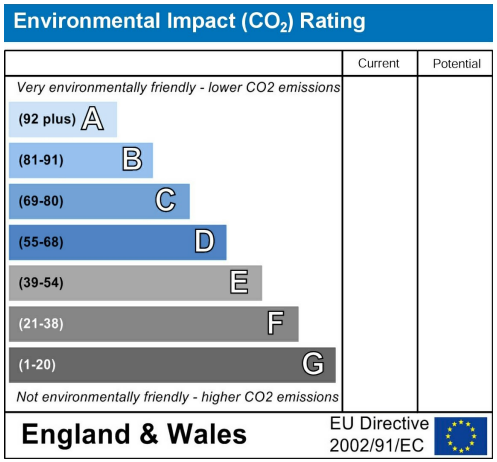

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