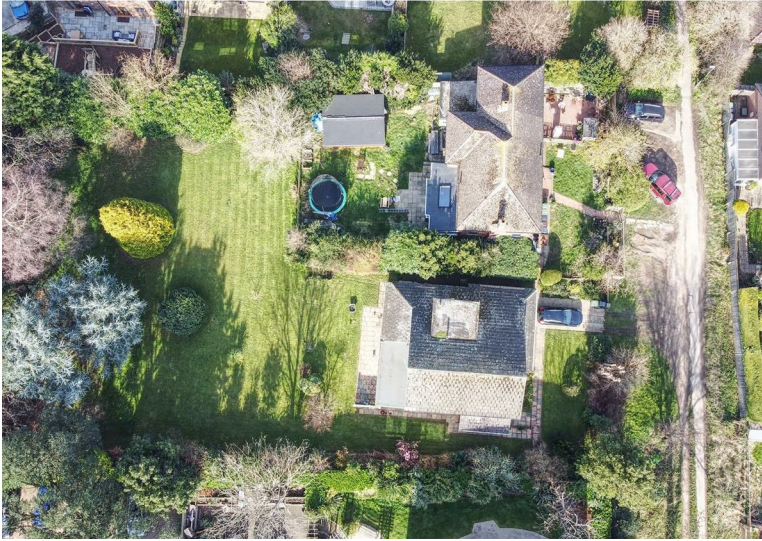


**RUSH
WITT &
WILSON**



**33A Hastings Road, Bexhill-On-Sea, East Sussex TN40 2HJ
Offers In The Region Of £700,000**

A very special detached chalet house, three large double bedrooms, bespoke and architecturally designed by Lionel Heather & Evenden, occupying approx. 0.50 acres this unique property was built in 1967 and has many beautiful features including floating staircase, beautiful parquet flooring, stunning private park like gardens, sun rooms to the ground and first floor, reception hall, downstairs shower room and bathroom, first floor bedrooms and bathrooms, gas central heating system, double glazed windows and doors, modern kitchen and utility room, spacious living room, garage with off road parking, no onward chain. Viewing comes highly recommended by RWW sole agents.



Entrance Vestible

With obscure glass window to the front and side elevations, parquet flooring, door leading to the garage.

Entrance Reception Hall

With floating wooden staircase, boiler cupboard.

Living Room

20'4 x 17'10 (6.20m x 5.44m)

Windows to the side elevation, sliding glass door through to sunroom, built in shelving.

Sun Room

18'6 x 8'3 (5.64m x 2.51m)

Patio doors overlook the beautiful rear garden, window to the side elevation, parquet flooring.

Kitchen

12'6 x 8'8 (3.81m x 2.64m)

Window overlooks the front and side elevations, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl sink unit with mixer tap, plumbing for dishwasher, built in fridge/freezer, built in double oven with grill, induction hob with extractor canopy and light, splashbacks, built in microwave oven.

Utility Room

Windows to the front, rear and side elevations, door leading to patio pathway, fitted base units, tiled floor, plumbing for washing machine.

Bedroom One

13'10 x 13'5 (4.22m x 4.09m)

Windows to both the rear and side elevations, built in wardrobe cupboards, inset wash hand basin, parquet flooring.

Bathroom

Modern suite comprising inset wash hand basin with vanity drawers and cupboards beneath, heated mirror, two obscured glass windows to the side elevation, wc with concealed cistern, tiled floor and walls, walk in shower with chrome controls and chrome showerhead, chrome heated towel rail.

First Floor Landing

Window to the side elevation, access to roof space, built in

airing cupboard with slatted shelving, door to eaves storage space.

Bedroom Two

14'10 x 12'7 (4.52m x 3.84m)

Window to the rear elevation, fitted dressing table with drawers, inset wash hand basin, built in wardrobe cupboards, door leads to private southerly facing sunroom with windows to the side and door to rear elevation.

Bedroom Three

12'3 x 12'3 (3.73m x 3.73m)

Window overlooks the front and side elevations, built in sliding door wardrobe cupboard.

Bathroom

Suite comprising panelled bath, heated chrome towel rail, inset wash hand basin with mirror, window to the front elevation.

Second Bathroom Facilities

Comprising wc with low level flush, wall mounted wash hand basin, bidet, obscure glass window to the side elevation.

Outside

Front Garden

Mainly laid to lawn with mature shrubbery and trees of various kinds offering privacy and seclusion, parking to the front of the property, the property is accessed down an unmade road.

Rear Garden

Extensive in size, mainly laid to lawn with beautifully mature shrubbery, tree and plants of various kinds, retaining walls to the side, patio areas for alfresco dining, westerly facing elevation, all enclosed with fencing and hedging to all sides offering privacy and seclusion.

Garage

With electrically operated up and over door, power and light, personal door into entrance vestibule, window to side.

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.







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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Lettings & Property Management**



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