

**RUSH  
WITT &  
WILSON**



**20 Beacon Hill, Bexhill-On-Sea, East Sussex TN39 5DF  
£429,000**

**A stunning four bedroom detached house with garage, presented to an exceptional standard by the current vendors, backing onto a quiet woodland scene, downstairs cloakroom, beautiful newly fitted kitchen/ breakfast room with island and quartz worktops, upvc conservatory, utility room, ensuite to master bedroom, gas central heating system, double glazed windows and doors, private front and south westerly facing secluded rear garden, off road parking, cul-de-sac position. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hall**

Entrance door window to side, double radiator, built-in storage cupboard and oak effect flooring.

### **Cloakroom**

W.C. with low level flush, wall mounted wash hand basin with tiled splashback, single radiator, obscure glass window to the side elevation.

### **Living Room**

13'7 x 13'6 into bay (4.14m x 4.11m into bay )

Double radiator, bay window to front elevation and window to side.

### **Kitchen/ Breakfast Room**

19' x 11'6 (5.79m x 3.51m )

A modern fitted kitchen with high gloss white finished base and wall units, inset one and half bowl sink unit with mixer tap, integrated dishwasher, quartz worktops, AEG induction hob with extractor canopy and light, integrated AEG double oven with grill and warming drawer, integrated NEF microwave oven, tiled splashbacks, led lighting, single radiator, karndean flooring, breakfast island, window to front elevation, french doors lead out to conservatory.

### **Utility Room**

Space for fridge/freezer, single radiator, karndean flooring, door to side, base unit with single drainer sink unit with mixer tap, plumbing for washing machine, tiled splashbacks.

### **Conservatory**

9'8 x 8' (2.95m x 2.44m )

Overlooks the rear garden, upvc double glazed with glass roof, double radiator, french doors lead to rear garden.

### **First Floor Landing**

Window to side elevation, access to roof space, double door built-in airing cupboard.

### **Bedroom One**

11'3 x 10'4 (3.43m x 3.15m )

Window to rear elevation onto the rear garden, single radiator, built-in wardrobe cupboard.

### **En-Suite Shower Room**

Modern suite comprising walk-in shower cubicle with fixed chrome showerhead and hand shower attachment, with

controls, w.c. with concealed cistern, wall mounted wash hand basin with tiled splashback, single radiator, obscure glass window to side elevation.

### **Bedroom Two**

11'5 x 8'3 (3.48m x 2.51m )

Window to rear elevation, built-in wardrobe cupboard, single radiator.

### **Bedroom Three**

11'3 x 8'9 (3.43m x 2.67m )

Window to front elevation, single radiator, built-in wardrobe cupboard.

### **Bedroom Four**

9'9 x 8'6 (2.97m x 2.59m )

Window to front elevation, single radiator, built-in bedroom furniture comprising wardrobe and drawers, dressing table and overhead storage cupboard.

### **Bathroom**

Modern bathroom suite comprising panelled bath with shower screen, chrome fixed showerhead and hand/shower attachment, inset wash hand basin with vanity unit beneath, w.c. concealed cistern, single radiator, obscure glass window to side elevation, electric shaver point, tiled splashbacks.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with beautifully planted wild flowers, shrubs and plants of various kinds, driveway for off road parking, pathway to side entrance. To the other side can be found more plants, trees and shrubs of various kinds.

#### **Garage**

With up and over door, power and light and personal door into the rear garden.

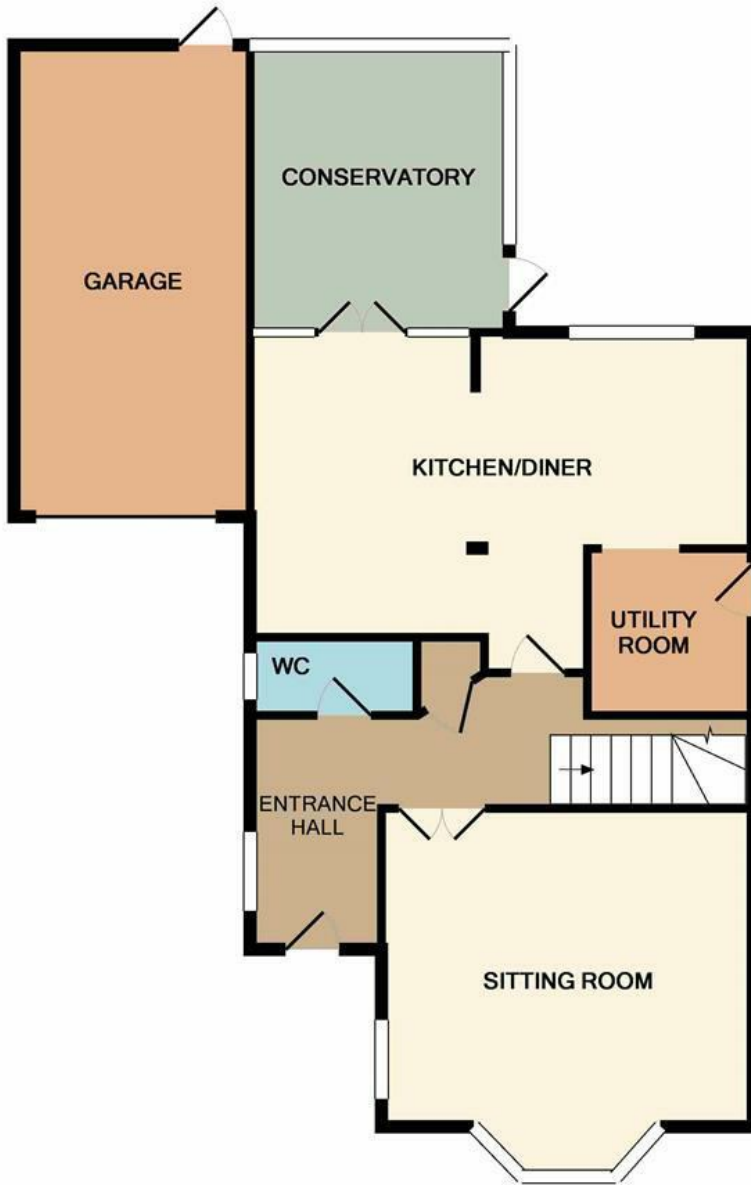
#### **Rear Garden**

South westerly aspect, has been recently landscaped providing a beautiful decked seating area, bricked paved pathways, outside water tap, stunning ornamental fish pond, patio area for alfresco dining, beautifully planted shrub and flowerbeds, backing onto a tree lined vista, all enclosed to all sides with fencing offering privacy and seclusion.

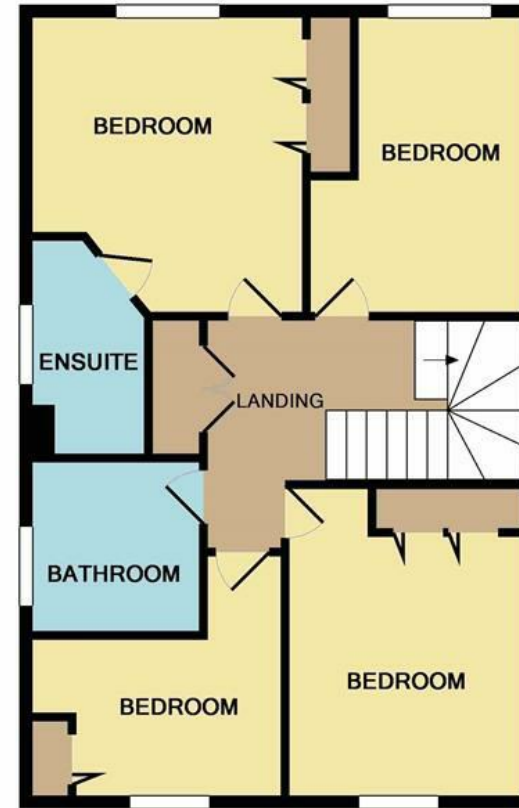
### **Agents Note**

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

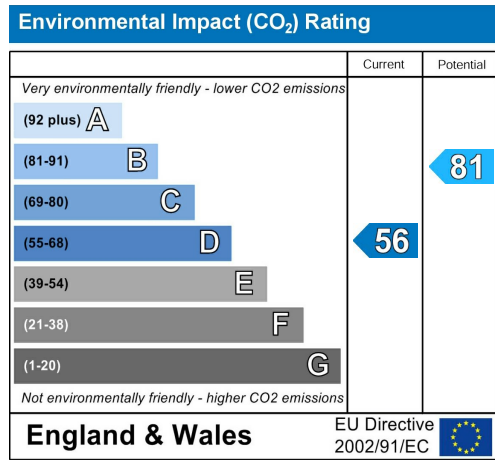
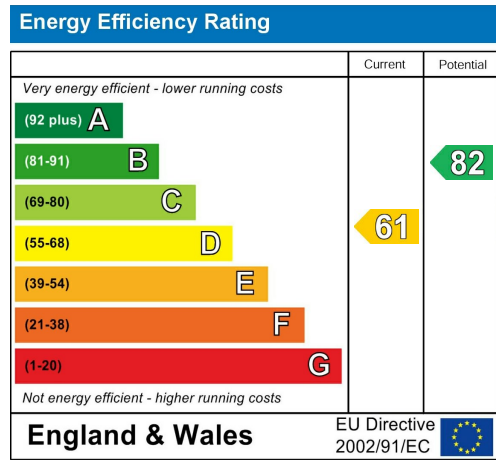




GROUND FLOOR



1ST FLOOR



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