

**RUSH  
WITT &  
WILSON**



**31 The Highlands, Bexhill-On-Sea, East Sussex TN39 5HL**  
**£750,000**

Rush, Witt and Wilson are delighted to welcome to the market this stunning and unique three/four bedroom detached bungalow, presented to an exceptional standard throughout, ideally located in this quiet and sought after no through road on the generous plot. Offering bright and spacious accommodation throughout, the property comprises a beautiful open-plan modern fitted kitchen/family room with bi-folding doors giving access onto the rear garden, four double bedrooms with one currently used as a lounge/snug, the master bedroom benefits from its own walk in shower room and walk in wardrobe, modern fitted family shower room, separate wc and utility cupboard. Other benefits include gas central heating to radiators. solar panels and double glazed windows throughout. Externally the property boasts large private and secluded wrap around gardens to a south/westerly aspect, modern timber log cabin/summerhouse, whilst to the front of the property there is a large driveway providing off road parking for multiple vehicles, a detached garage and access to the cellar. Ideally located in the popular and private leafy location of Highwoods, viewing comes highly recommended by RWW Bexhill to appreciate this stunning property in this popular location. Council Tax Band E.



### **Entrance Porch**

Obscured double glazed composite front door leading to the entrance porch, with engineered oak flooring and glass panelled internal door leading to the hallway.

### **Entrance Hallway**

Double glazed window to the side elevation, two radiators, access to loft space with pull down ladder, recessed ceiling spotlights, engineered oak flooring.

### **Open Plan Kitchen/Family Room**

22'2" x 17'1" (6.77 x 5.22)

Double glazed window to the side elevation, double glazed bi-folding doors to the side and rear elevations giving access onto the rear gardens, a set of double glazed French doors to the side elevation giving access onto the garden, skylight, vertical column radiator, modern fitted kitchen with a range of matching wall and base level units with solid quartz worktop surfaces, induction hob with fitted extractor hood above, integrated electric eye level double oven and grill, space for American style fridge/freezer, kitchen island with inset single sink and worktop drainer and mixer tap, integrated dishwasher, recessed ceiling spotlights, part tiled walls, engineered oak flooring.

### **Bedroom One**

23'6" x 11'11" (7.18 x 3.65)

Double glazed windows and double glazed bay window to the side elevation, two radiators, walk in wardrobe space with hanging space and shelving, access in to en-suite shower room, recessed ceiling spotlights.

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

Modern fitted shower room with heated black towel rail, vanity unit with wash hand basin, mixer tap and storage drawers beneath, low level wc, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, recessed ceiling spotlights, extractor fan, tiled floor, opaque glass patrician.

### **Bedroom Two**

13'5" x 12'0" (4.09 x 3.67)

Double glazed windows to the front elevation, radiator, recessed ceiling spotlights, alcove fireplace.

### **Bedroom Three**

14'9" x 12'8" (4.50 x 3.87)

Double aspect, double glazed windows to the front and side elevations with a double glazed bay window to the side elevation, vertical column radiator, recessed ceiling spotlights.

### **Bedroom Four/Lounge**

12'7" x 11'11" (3.85 x 3.65)

Double glazed window to the side elevation, radiator.

### **Family Shower Room**

Obscured double glazed window to the rear elevation, heated mat black towel rail, modern suite comprising vanity unit with wash hand basin, mixer tap and storage cupboards and drawers beneath, large walk in shower cubicle with wall mounted shower controls and shower attachment, low level wc, tiled floor, part tiled/aqua panelled walls, recessed ceiling spotlights, electric shaver point.

### **Separate WC**

Obscured double glazed window to the rear elevation, radiator, low level wc, vanity unit with wash hand basin and mixer tap and storage cupboard beneath, part tiled walls, engineered oak flooring.

### **Utility Room**

9'0" x 3'5" (2.75 x 1.06)

Double glazed window to the front elevation, radiator, fitted worktop with plumbing space for washing machine and space for tumble dryer, engineered oak flooring.

### **Outside**

#### **Front Garden**

Large blocked paved driveway providing off road parking for multiple vehicles leading to the detached garage, the front garden is mainly laid to lawn, gated access down both sides leading to the rear of the property, access into the cealar.

#### **Detached Garage**

18'7" x 9'11" (5.67 x 3.04)

Large single garage with electric roller door, single glazed window to the side elevation, light and power.

### **Cellar**

12'0" x 8'0" (3.67 x 2.45)

Electric roller door, light, power, modern gas central heating boiler, gas meter, modern pressurised hot water cylinder and ample storage space.

### **Rear Garden**

Private and secluded south/westerly facing wrap around garden to three sides of the property, Indian sandstone laid patio with a fitted pergola providing suitable entertaining space for alfresco dining, the rest of the garden is mainly laid to lawn all boarded by closed board fencing, wide gated access down both side of the property leading to the front, modern log cabins.

### **Summerhouse/Log Cabin**

16'4" x 13'1" (5.00 x 4.00)

Double glazed windows to the front and side elevations with double glazed double doors, light and power.

### **Solar Panels**

The property was recently fitted with solar panels providing free electricity during the day and also generating an income. With six KW storage battery. Fitted November 2022.

### **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  
1,478 sq. ft. (137.1 sq.m.) approx.



DETACHED GARAGE  
180 sq.ft. (16.6 sq.m.) approx.

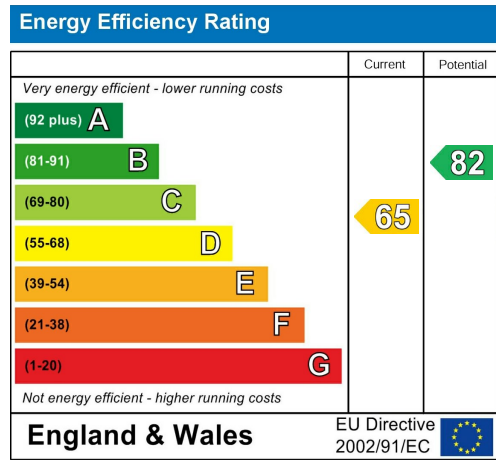
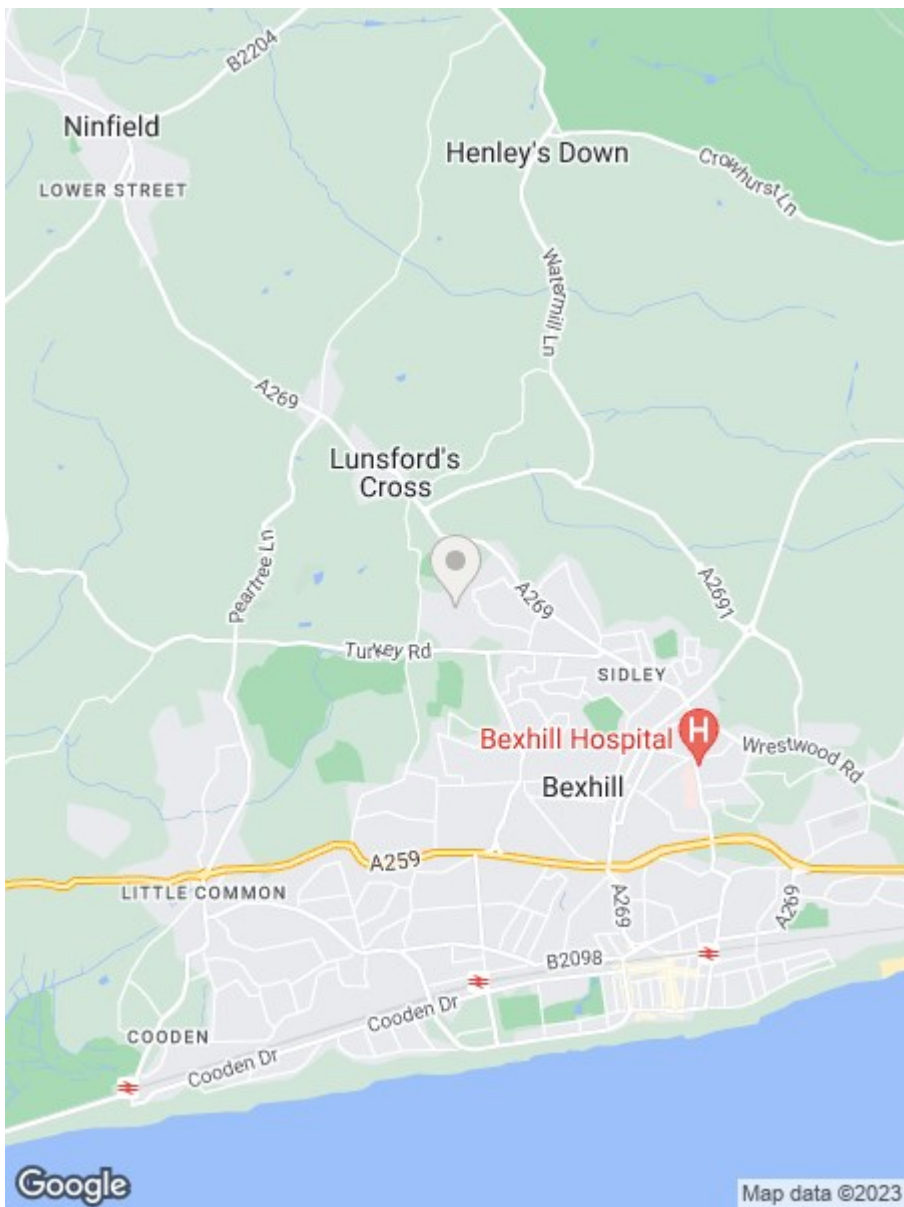


OUTBUILDING  
98 sq.ft. (9.1 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (162.9 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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