

**RUSH
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WILSON**



**23 Plemont Gardens, Bexhill-On-Sea, East Sussex TN39 4HH
Offers In The Region Of £499,999 Freehold**

This impressive detached house, dating from the 1930s, offers a bright and spacious living environment with a wealth of accommodation ideal for family living. It features four bedrooms and two bathrooms, along with three generously sized reception rooms that provide ample space for relaxation and entertaining. The modern kitchen/breakfast room is perfect for family meals and casual dining. Additional highlights include a gas central heating system and double-glazed windows and doors, ensuring comfort and energy efficiency. The property boasts private front and rear gardens, providing a serene outdoor space, as well as a basement workshop that offers further utility. Off-road parking is also available, making it convenient for residents and guests. Located in the picturesque Glenleigh Park area of Bexhill, this home is surrounded by greenery, enhancing its appeal. With no onward chain, this property is ready for new owners to make it their own. Viewing is highly recommended by RWW to fully appreciate its charm and potential.



Entrance Hall

With original entrance door the front elevation with obscured glass windows, single radiator, understairs storage cupboard.

Living Room

13'1 x 10'11 (3.99m x 3.33m)

Bay window to the front elevation, open fireplace with ornate surround and grate.

Kitchen/Breakfast Room

13'6 x 8'9 (4.11m x 2.67m)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with straight edge laminate worktops, dishwasher, integrated oven and grill with gas hob, extractor canopy and light, brushed stainless steel splashback, single drainer stainless steel sink unit, wall mounted gas central heating and domestic hot water boiler, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer.

Second Reception Room

14'11 x 14'9 (4.55m x 4.50m)

Window to the rear elevation, French doors lead onto a beautiful decked area, two double radiators.

Study

8'3 x 7'10 (2.51m x 2.39m)

Window to the front elevation, single radiator, shelving.

First Floor

Landing

Window to the side elevation, access to roof space, built in linen cupboard.

Bedroom One

14'2 x 11'3 (4.32m x 3.43m)

Bay window to the front elevation, fitted wardrobe cupboards.

Bedroom Two

10'8 x 10'3 (3.25m x 3.12m)

Window to the rear elevation, single radiator.

Shower Room

Suite comprising walk in shower with wall mounted electric shower unit, controls and showerhead, sliding door, wc with

low level flush, pedestal mounted wash hand basin, chrome heated towel rail, obscure glass window to the front elevation.

Bathroom

Suite comprising panelled bath, rainfall showerhead, hand/shower attachment, chrome controls, shower screen, heated chrome towel rail, wc with low level flush, pedestal mounted wash hand basin, tiled splashback, electric shaver point and light, built in airing cupboard.

Bedroom Three

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

Window to the rear elevation, single radiator.

Bedroom Four

10'4 x 6'7 (3.15m x 2.01m)

Window to the rear elevation, single radiator, cupboard with shelving.

Outside

Front Garden

With off road parking, well stocked flowerbeds, all enclosed with picket fencing and traditional fencing to either side, pathway to front entrance and side access.

Rear Garden

Extensive in size, mainly laid to lawn with mature shrubbery, plants and trees of various kinds, patio area for alfresco dining, raised decked area, outside water tap, log store.

Basement Workshop

23'7 x 7'10 (head height 5'10") (7.19m x 2.39m (head height 1.78m))

Double doors to the front and rear elevation, power and light.

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.

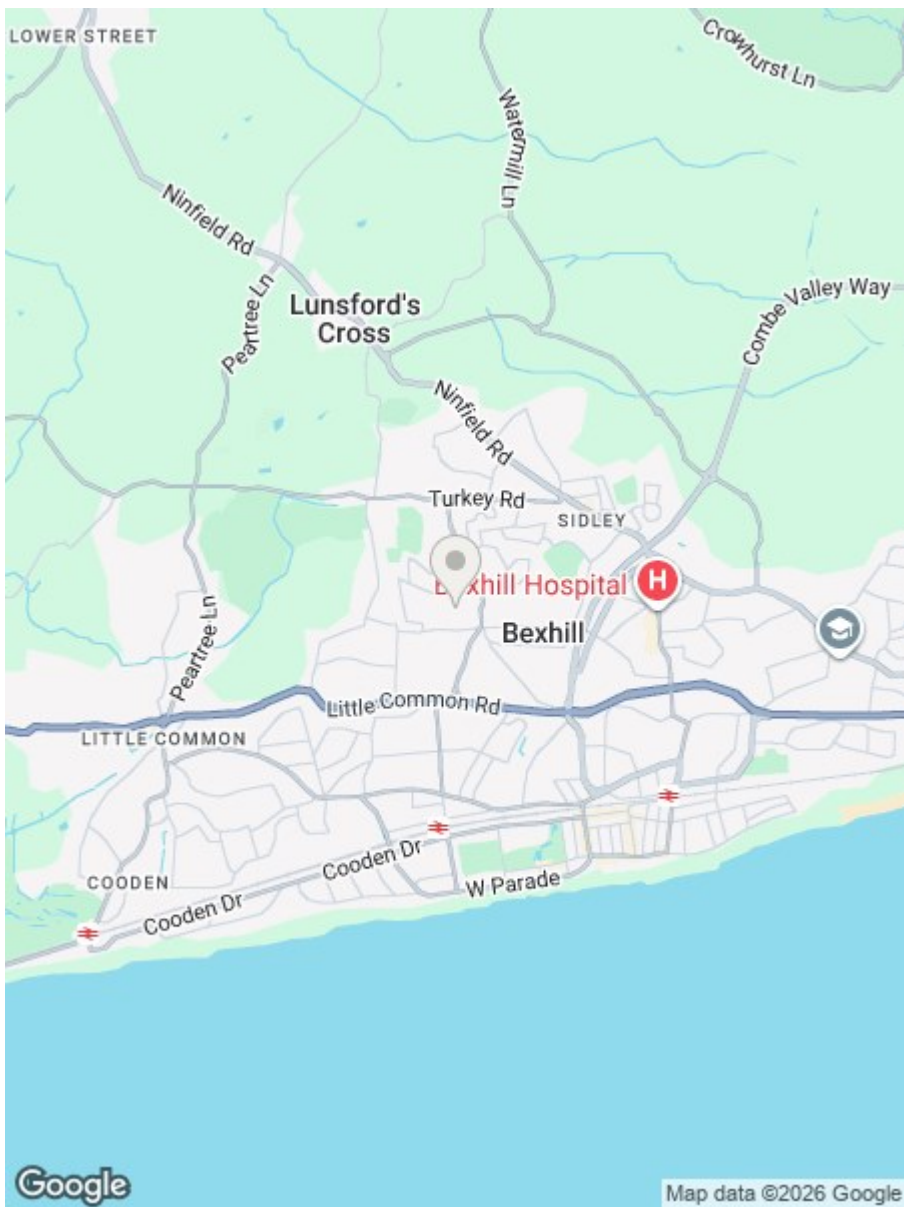


1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 76 |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 76 |

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