

RUSH
WITT &
WILSON



137 De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JJ
£522,500

A beautiful 1930's detached house with four double bedrooms, formerly B&B with three bathrooms, three reception rooms, spacious modern kitchen/breakfast room, gas central heating system, double glazed windows and doors, extensive private front and rear gardens, utility room, downstairs cloakroom, ample off road parking, garage, sea views and carport! Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band E.



Entrance Hallway

With entrance door and double radiator, understairs storage cupboard.

Living Room

19'0" x 13'3" (5.81m x 4.05m)

Windows overlook the rear and side elevations, two double radiators, door leading to side.

Study

9'7" x 9'6" (2.93m x 2.91m)

Window to the front elevation, double radiator, fitted cupboards, bookcases and shelving, desk, wood effect flooring.

Dining Room

15'5" x 13'3" (4.71m x 4.05m)

Beautiful bay window overlooks the front elevation, double radiator, beautiful ornate fireplace, wood effect flooring.

Kitchen/Breakfast Room

21'1" x 10'7" (6.45m x 3.24m)

Window overlooks the rear elevation, French doors lead out to the rear garden. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, Range style cooker with gas hob and ovens beneath, extractor canopy and light. Integrated dishwasher, breakfast bar, space for American style fridge/freezer, space for table and chairs and vertical radiator, tiled splashbacks.

Utility Room

12'5" x 4'10" (3.79m x 1.48m)

Window overlooks the rear elevation, door to side, base and wall units with single drainer stainless steel sink unit and mixer tap, plumbing for washing machine, space for tumble dryer.

Cloakroom

W.C. with low level flush, corner wash hand basin, half height wall tiling.

First Floor Landing

Circular stained glass window to the front elevation, further window above, galleried landing, double radiator, access to the roof space.

Bedroom One

12'7" x 12'4" (3.86m x 3.76m)

Two windows overlook the front elevation with double radiator, fitted wardrobe cupboards and drawers.

Bedroom Two

13'2" x 10'9" (4.03m x 3.29m)

Window to the rear elevation, double radiator, fitted bedroom furniture comprising drawers, wardrobes and dressing table, corner desk, original cast iron fireplace.

Bedroom Three

15'3" x 12'0" (4.66m x 3.66m)

Curved radiator in bay window with beautiful sea views in the distance.

En-Suite Shower Room

Suite comprising walk-in shower with electric shower controls and shower head, chrome heated towel rail, w.c. with low level flush, pedestal wash hand basin with tiled splashback.

Bedroom Four

10'10" x 10'0" (3.31m x 3.07m)

Window to the rear elevation, single radiator.

En-Suite Shower Room

Comprising walk-in shower cubicle with concertinaed door, electric shower unit controls and shower head, w.c. with low level flush, pedestal wash hand basin, obscure glass window to the rear elevation, chrome heated towel rail.

Bathroom

Suite comprising shower/bath with chrome controls and chrome shower head and splashbacks, hand shower attachment, w.c. with low level flush, wall mounted wash hand basin with vanity unit beneath, chrome heated towel rail and obscure glass window which overlooks the rear elevation, tiled walls.

Outside

Front Garden

Extensive in size and all enclosed with fencing to all sides offering privacy and seclusion, mature shrub, plants and trees of various kinds can be found, extensive off road parking is available on brick paved driveway and hard standing with several parking bays, carport and side access via a gate.

Rear Garden

Mainly laid to lawn and is extensive in size with beautiful planted mature shrubs and trees of various kinds, patio areas available for alfresco dining, timber framed shed with power and light, central pergola and seating area, additional timber framed shed, outside water tap.

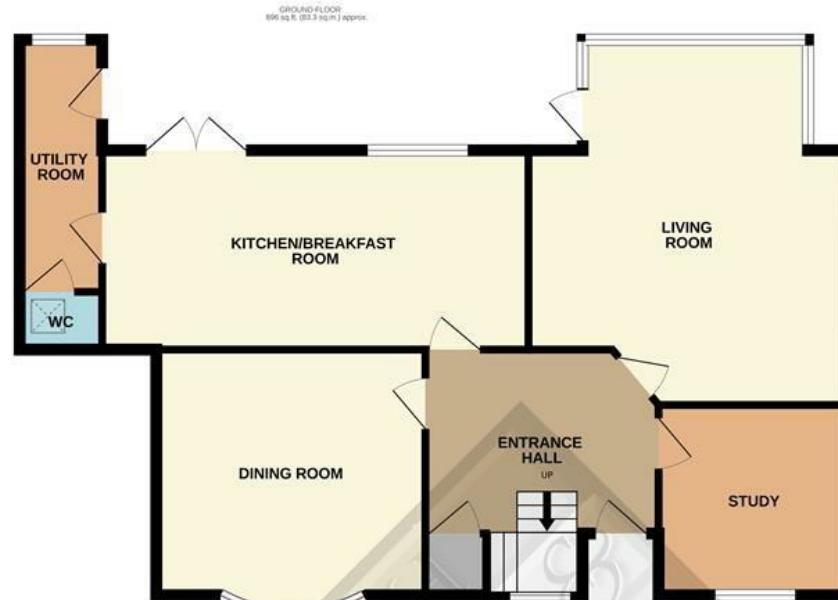
Garage

With up and over door, power and light.

Agents Note

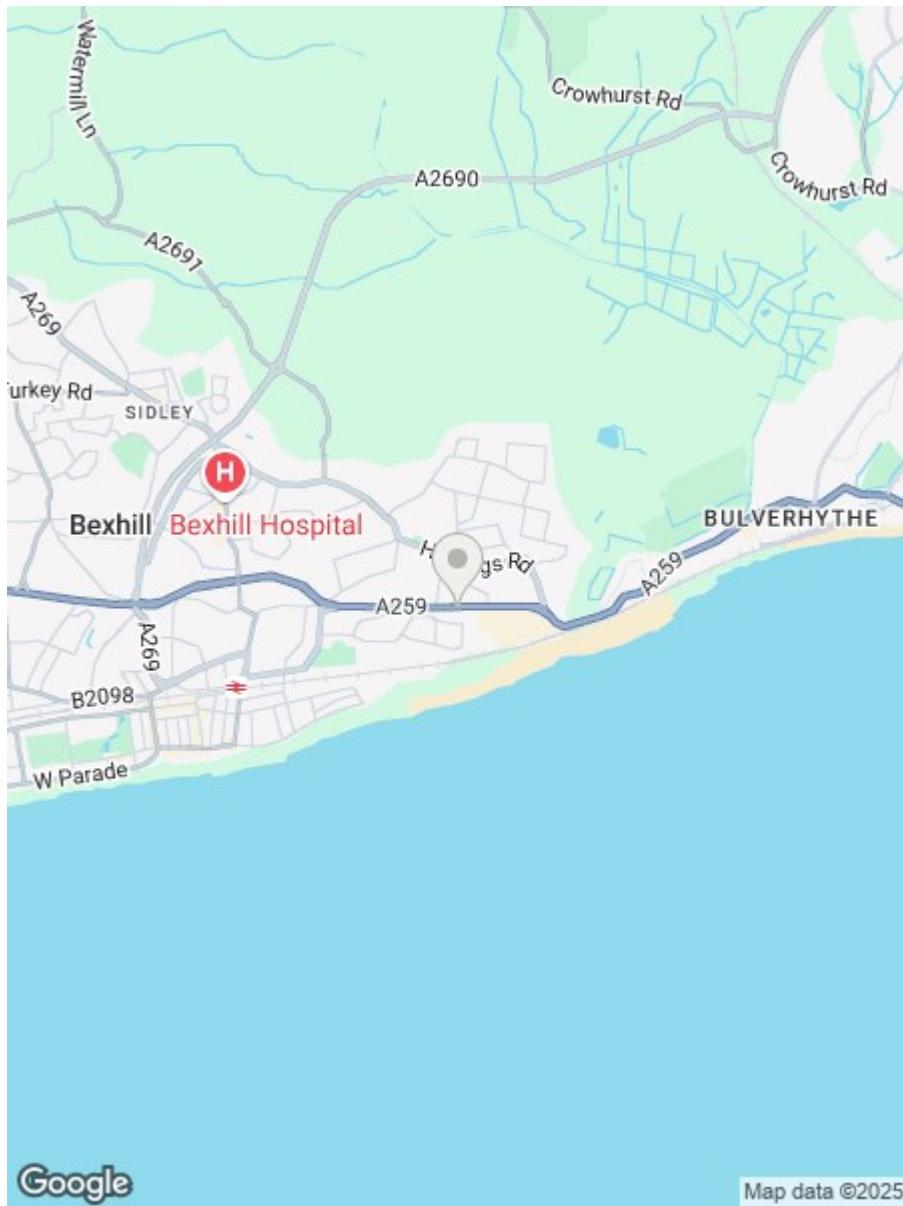
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 1754 sq.ft. (163.0 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 | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | |