RUSH WITT & WILSON

**Flat 1, 4 Dorset Road South, Bexhill-On-Sea, East Sussex TN40 1NH**

**£595,000**

**A unique opportunity to own a truly substantial, close-seafront maisonette with outstanding sea views, five bedrooms, beautiful period features, sea-facing roof terrace, the maisonette provides a simply stunning, open and airy, two-floor living space on the first and second floors, with four double/triple bedrooms, four bathrooms, sea views, including from the rounded turret in the expansive sitting room. Properties of this size and stature, so close to the seafront, are rarely available and this property comes well-renovated with a host of period features, share of freehold. Viewings comes highly recommended by RWW sole agents.**

**Entrance Foyer**
With entrance door, wood panelling, original Victorian mosaic flooring, meters cupboard, entrance doors to the two flats that occupy the main building.

**Maisonette**

**Private Entrance Hall**
Double radiator, wood flooring, entrance door, elegant staircase turns to the first floor landing with stained glass windows to the side elevation.

**First Floor Landing**
Wood Flooring, stunning gallery landing, double radiator, further windows overlook front and side elevations, large under stairs storage cupboard.

**Summer Sitting Room**
16'5" x 20'4" (5.00m x 6.20m)
Stunning bay window with beautiful sea views on the south westerly elevation, further bay window to the front elevation, wood flooring, three double radiators.

**Kitchen/Breakfast Room**
15'7" x 12'6" (4.75m x 3.81m)
Window to south elevation, double radiator, wood flooring, bespoke contemporary kitchen comprising a range of base and wall units with granite worktops, one and half bowl sink unit with mixer tap, Miele integrated dishwasher, Neff oven and grill with gas hob, space for American Style Fridge/Freezer, double radiator, French doors lead out onto a beautiful sun roof terrace.

**Sun Roof Terrace**
14' x 14' (4.27m x 4.27m)
With stunning sea views with glass and brushed aluminium stainless steel rails and wood block flooring, outside water tap.

**Utility Room**
16'5" x 8'5" (5.00m x 2.57m)
Window overlooks the rear elevation, plumbing for washing machine, space for fridge/freezer and other additional white goods, fitted Welsh style dresser with drawers, cupboards and shelving, base units with drawers and cupboards, quartz worktop with sink unit and mixer tap, tiled splashbacks, cork flooring, double radiator, large additional walk in storage cupboard with obscured glass window to the side elevation, wall mounted gas central heating and domestic hot water boiler.

**Bedroom Five / Winter Snug**
15'6" x 13'5" (4.72m x 4.09m)
Bay window overlooks the southerly elevation with stunning sea views, wood flooring, grand original Victorian fireplace with ornate surround, double radiator.

**Bedroom One**
22'10" x 16'6" (6.96m x 5.03m)
Window to front elevation, three double radiators, wood flooring, bespoke fitted wardrobe cupboards.

**En-Suite Shower Room**
Comprising walk in double width shower with glass screen, chrome controls and chrome showerhead with fixing, contemporary wc with low level flush and wall mounted wash hand basin with vanity unit beneath, ceramic floor tiling and splashbacks, chrome heated towel rail, obscure glass window overlooks the side elevation.

**Second Floor Landing**
Accessed via turned staircase with beautiful wrought iron banisters and original oak handrail, windows overlook the front elevation, oak flooring, double radiator, eaves storage space, large built in storage cupboard, attic access.

**Bedroom Two**
19'8" x 14'1" (5.99m x 4.29m)
Window overlooks the front elevation, double radiator, oak flooring, built in wardrobe cupboard.

**En-Suite**
Comprising contemporary wc with low level flush, wall mounted wash hand basin with tiled splashback, vanity drawers, oak flooring, window to the front elevation.

**Family Bathroom**
Contemporary suite comprising double ended bath with mixer tap, wc with low level flush, walk in shower cubicle, chrome controls and chrome showerhead, sliding doors, wall mounted wash hand basin with splash-back, wood flooring, obscure glass window to the side elevation, chrome heated towel rail, shelving.

**Bedroom Three**
15'6" x 16'7" (4.72m x 5.05m)
Window overlooks the rear elevation, double radiator, wood flooring.

**Dressing Room**
With hanging rails and Velux window to the side elevation.

**Bedroom Four**
13'1" x 9'7" (3.99m x 2.92m)
Velux window to the rear elevation, double radiator, wood flooring, eaves storage space.

**Service Charges**
Brand new lease will be issued, share of freehold. Maintenance 50% Share as and when needed.

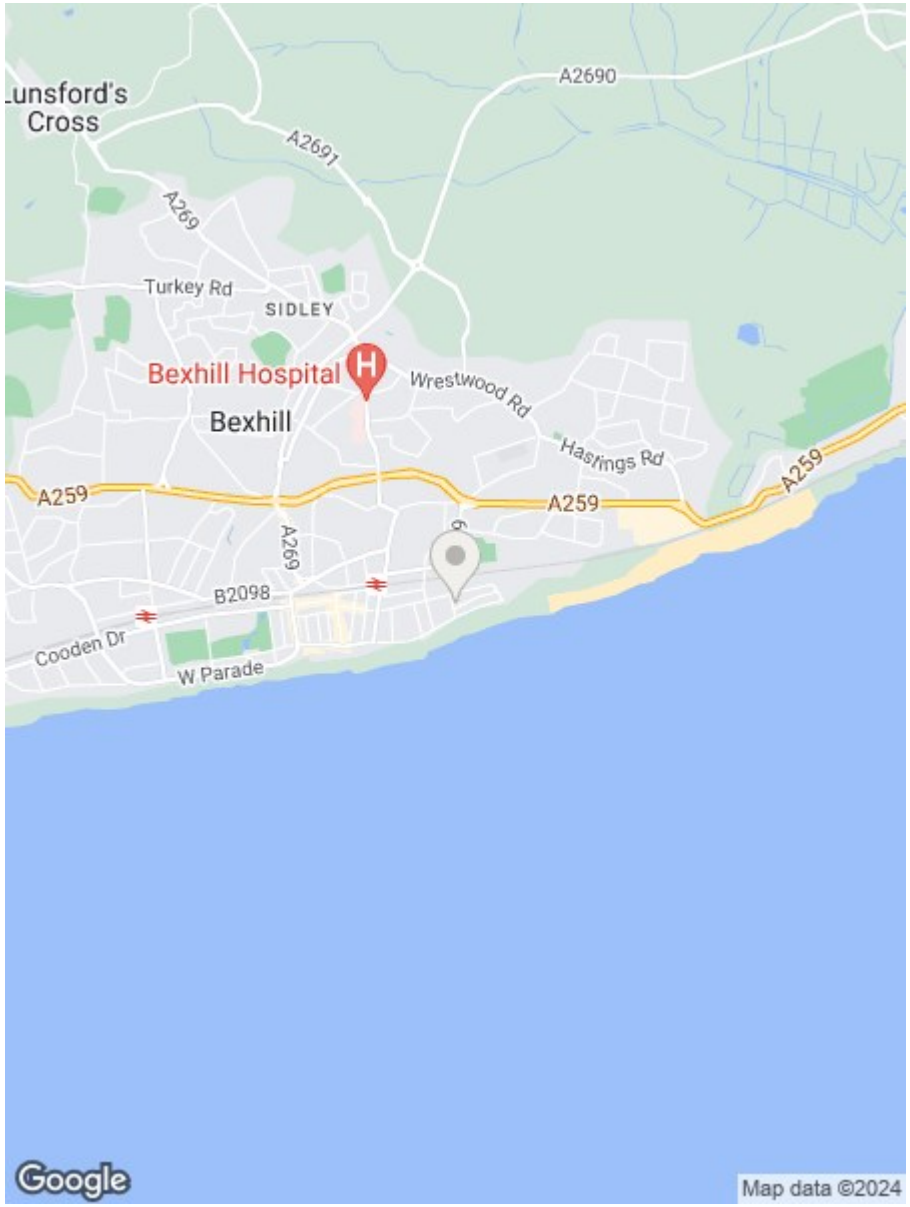
**Agents Note**
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

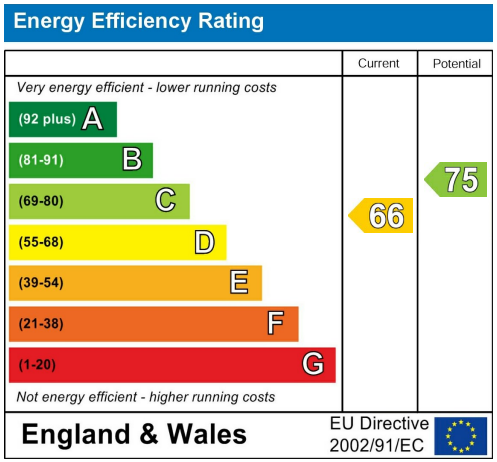
1ST FLOOR
APPROX. FLOOR
AREA 1473 SQ.FT.
(136.8 SQ.M.)

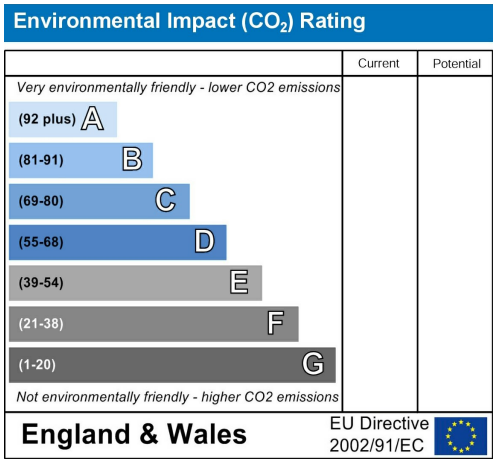
2ND FLOOR
APPROX. FLOOR
AREA 1253 SQ.FT.
(116.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 5085 SQ.FT. (471.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2021




RUSH WITT & WILSON

**Residential Estate Agents**
**Lettings & Property Management**

The Property Ombudsman

Relocation agent network

**3 Devonshire Road**
**Bexhill-on-Sea**
**East Sussex**
**TN40 1AH**
**Tel: 01424 225588**
**bexhill@rushwittwilson.co.uk**
**www.rushwittwilson.co.uk**