

**RUSH  
WITT &  
WILSON**



**12 Plemont Gardens, Bexhill-On-Sea, East Sussex TN39 4HH  
£585,000**

Rush, Witt and Wilson are delighted to welcome to the market this stunning Edwardian character detached house, ideally located in this quiet and sought after cul-de-sac location. Presented to an exceptional standard and offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge, separate dining room, kitchen/breakfast room, large conservatory, utility room and wc all to the ground floor. Whilst to the first floor there are four bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators, stunning feature fireplaces and double glazed windows throughout. Externally the property boasts a beautifully maintained private and secluded rear garden, a front garden and driveway providing off road parking. Ideally located in this highly sought after location with easy access to Bexhills Downs, local primary and secondary schools and still only a short walk to Bexhill town centre. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning character property in this popular location.



### **Entrance Hall**

Obscured double glazed front door leading to the entrance hall, with double glazed window to the front elevation, radiator, stairs leading to first floor, large built in storage cupboard with hanging space and shelving and electric meter, exposed feature timber floorboards.

### **Lounge**

16'4" x 12'1" (5 x 3.69)

Double glazed bay window to the front elevation, radiator, stunning feature fireplace with open fire, set of internal double doors leading through to the dining room, exposed timber floorboards.

### **Dining Room**

13'10" x 12'1" (4.23 x 3.70)

Internal double glazed windows and double glazed French doors to the rear elevation giving access to the large conservatory, radiator, large bespoke fitted bookcase/shelving, exposed feature timber floorboards, feature fireplace.

### **Conservatory**

13'6" x 12'5" (4.14 x 3.80)

Triple aspect, double glazed windows to the rear and both sides of the property all overlooking the rear garden with a set of double glazed French doors giving access onto the rear garden, tiled floor.

### **Kitchen/Breakfast Room**

13'5" x 11'3" (4.09 x 3.44)

Double glazed window and double glazed French doors to the rear elevation, giving access to to the rear garden, radiator, stunning feature fireplace, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, single sink with drainer and mixer tap, integrated dishwasher, worktop mounted gas hob with fitted extractor hood above, integrated eye level electric double oven with grill, door leading through to utility room, part tiled walls.

### **Utility Room**

7'5" x 7'5" (2.28 x 2.28)

Double glazed window and obscured double glazed door to the side elevation giving access in to lean too. Plumbing space for washing machine, wall mounted gas central heating boiler, space for fridge/freezer, door leading through

to ground floor wc, overhead services cupboard housing the electric consumer unit and electric meter.

### **Ground Floor WC**

Obscured double glazed window to the side elevation, low level wc, wall mounted wash hand basin with tiled splashback.

### **Lean Too**

18'6" x 5'4" (5.64 x 1.63)

Obscured double glazed door to the front elevation giving access to the front of the property, double glazed door to the rear elevation giving access to the rear garden, tiled floor.

### **First Floor Landing**

Stairs leading to first floor landing, with double glazed window to the side elevation, exposed feature timber floorboards.

### **Bedroom One**

16'10" x 12'2" (5.14 x 3.73)

Double glazed bay window to the front elevation, radiator, exposed feature timber floorboards.

### **Bedroom Two**

13'9" x 12'2" (4.20 x 3.71)

Double glazed window to the rear elevation overlooking the rear garden, radiator, ornamental feature fireplace.

### **Bedroom Three**

11'2" x 10'8" (3.42 x 3.27)

Double glazed window to the rear elevation overlooking the rear garden, radiator, exposed feature timber floorboards.

### **Bedroom Four/Study**

7'6" x 6'1" (2.30 x 1.86)

Double glazed window to the side elevation, radiator.

### **Family Bathroom**

Obscured double glazed window to the front elevation, heated white towel rail, white bathroom suite comprising low level wc, pedestal mounted wash hand basin and panelled enclosed bath with mixer tap, wall mounted shower controls and shower attachment, extractor fan, part tiled walls.

### **Outside**

### **Rear Garden**

Beautifully maintained rear garden with sun patio, the rest of the garden is mainly laid to lawn with mature plant, shrub and hedge borders, raised flowerbeds, timber garden shed and additional sun patio to the rear.

### **Front Garden**

Mainly laid to lawn with some mature plants and shrubs, driveway providing off road parking.

### **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.



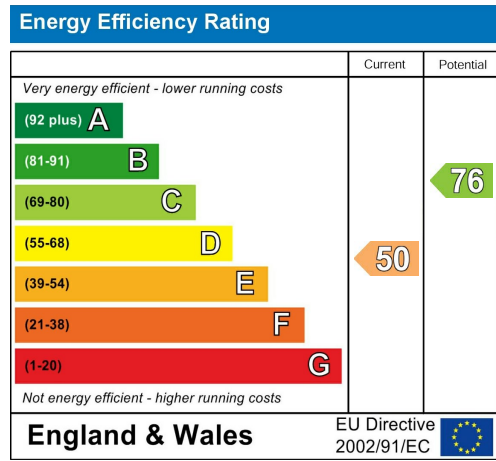
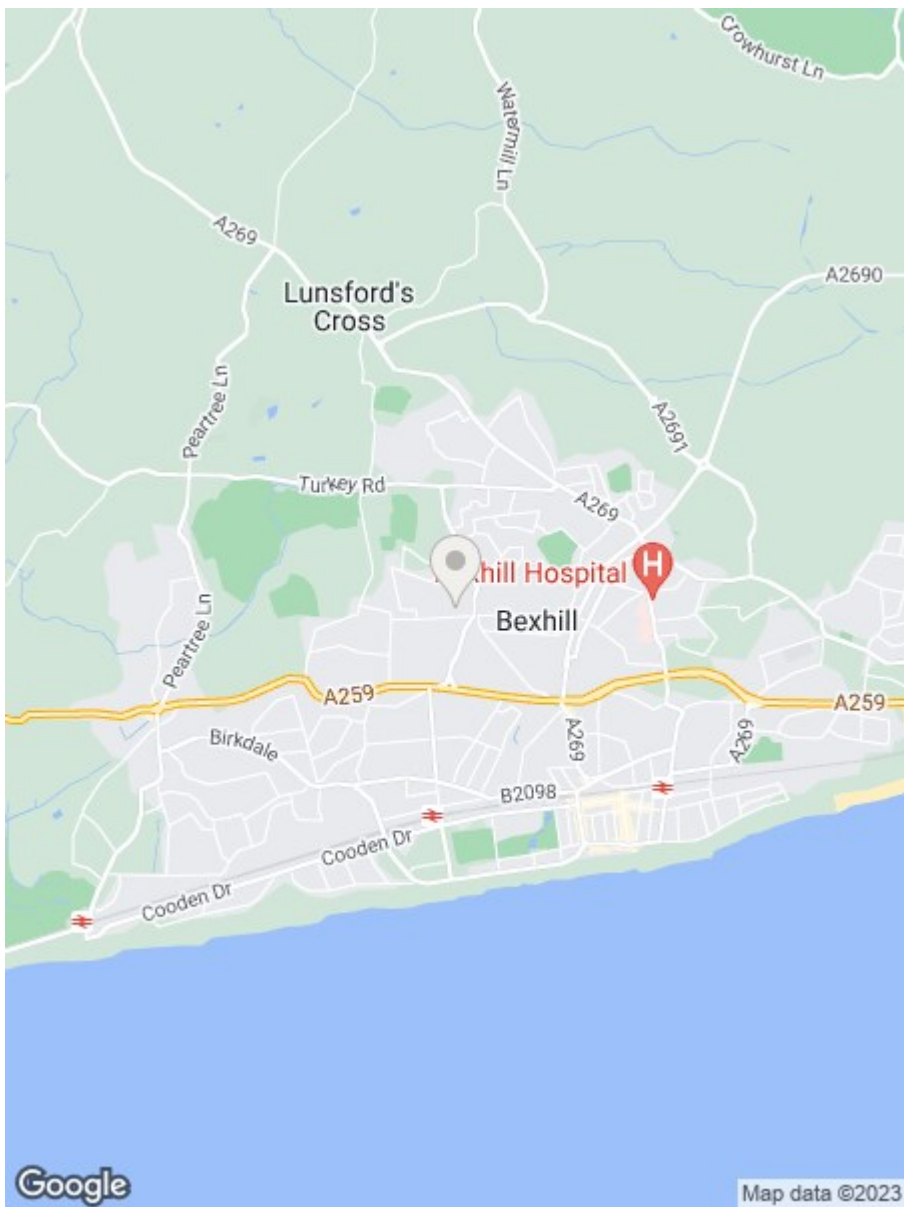


GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.

1ST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.

TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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