

**RUSH  
WITT &  
WILSON**



**57 Holliers Hill, Bexhill-On-Sea, East Sussex TN40 2DD  
£349,950**

An opportunity to acquire this exceptionally well presented and deceptively spacious three bedroom semi detached character property conveniently situated in this sought after location. Offering bright and spacious accommodation throughout, the property comprises three double bedrooms, bay fronted lounge through to dining room, breakfast room, fitted kitchen with vaulted ceiling and a stunning modern fitted family bath/shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers beautiful and low maintenance westerly facing rear garden, whilst to the front of the property there is a recently laid resin driveway providing off road parking for multiple vehicles. Ideally situated with in easy access to local amenities, local schools, Bexhill hospital and easy access onto the Link Road, viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this highly convenient location.



**Entrance Porch**

5'10" x 4'7" (1.79 x 1.40)

Newly fitted composite front door with obscured glass panels leading to the entrance porch, glass panelled timber internal front door, tiled floor.

**Entrance Hall**

Double glazed window to the side elevation, radiator, stairs leading to first floor, under stairs storage cupboard providing ample storage space and housing the electric meter and electric consumer unit.

**Lounge**

15'7" x 12'11" (4.77 x 3.96)

Double glazed bay fronted window to the front elevation, radiator, stunning feature fireplace, open archway leading through to dining room, corniced ceilings.

**Dining Room**

14'6" x 10'2" (4.44 x 3.10)

Two radiators, open archway leading back through to lounge, door leading through to hallway, exposed timber floorboards, corniced ceilings.

**Breakfast Room**

10'8" x 8'9" (3.26 x 2.67)

Double glazed window to the side elevation, radiator, ornamental wood burning stove with feature brick fireplace, door leading through to kitchen.

**Kitchen**

19'3" x 8'2" (5.88 x 2.51)

Double glazed window to the rear elevation overlooking the rear garden, two double glazed Velux windows to the rear elevation, double glazed door giving access onto the rear garden, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for Rangemaster style cooker with glass splashback, integrated dishwasher, plumbing space for washing machine, additional under counter space for tumble dryer, space for freestanding American style fridge/freezer, service cupboard housing the gas meter, vaulted ceiling with spotlights, part tiled walls, tiled floor.

**First Floor Landing**

Double glazed window to the side elevation, access to loft space with pull down ladder, large airing cupboard with slatted shelving, housing the gas central heating boiler.

**Bedroom One**

14'6" x 10'3" (4.42 x 3.13)

Double glazed window to the front elevation, radiator, two bespoke joinery fitted wardrobes with hanging space and shelving.

**Bedroom Two**

13'1" x 10'3" (4 x 3.13)

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

**Bedroom Three**

12'4" x 8'9" (3.78 x 2.67)

Double glazed window to the front elevation, radiator.

**Bathroom**

Two obscured double glazed windows to the side elevation, heated chrome towel rail, recently fitted modern bathroom suite comprising panelled enclosed bath with mixer tap and shower attachment, large vanity unit with wash hand basin, mixer tap and storage cupboards, low level wc with concealed cistern, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect shower head, part aqua panelled walls, recessed ceiling spotlight and extractor fan.

**Externals****Rear Garden**

Beautifully maintained westerly facing rear garden with two Indian sandstone laid patios, the rest of the garden is mainly laid to lawn, boarded by close board fencing and timber summer house, outside tap, outside light, gated access down one side of the property leading to the front.

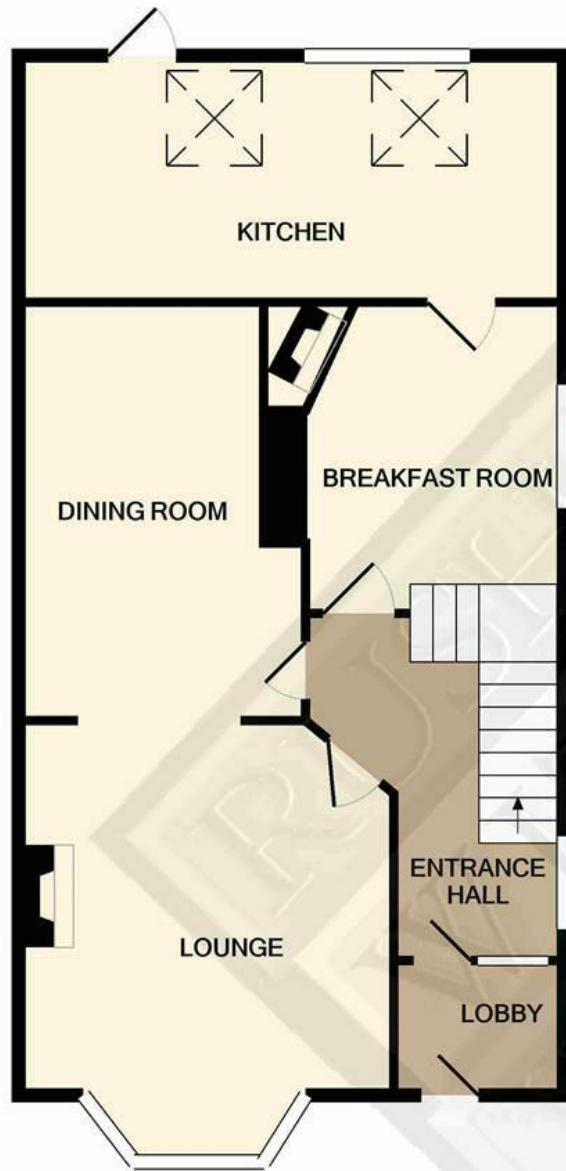
**Front Garden**

Large recently laid resin driveway providing off road parking for multiple vehicles.

**Agent 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.



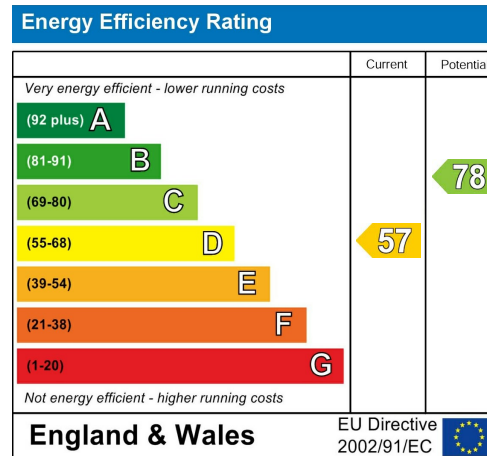


GROUND FLOOR



1ST FLOOR

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  
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