

**RUSH  
WITT &  
WILSON**



**94 Dorset Road, Bexhill-On-Sea, East Sussex TN40 2HS  
£625,000**

Rush Witt & Wilson are delighted to present this exceptional four-bedroom Victorian residence, offering a rare opportunity for discerning buyers seeking a seamless blend of sophistication, comfort, and timeless charm. From the moment you step through the door, the impressive reception hall, dual-aspect lounge is a standout feature, with picturesque views over the front garden and French doors opening into a delightful sunroom, secluded garden, creating an ideal setting for both entertaining and relaxation. Throughout the home, character abounds – with original open fireplaces adding warmth and authenticity to the Victorian ambiance. At the heart of the property lies a stunning family kitchen/ breakfast room, designed to delight any culinary enthusiast. Flooded with natural light from its southerly aspect, it boasts premium wall and base units, an integrated dishwasher, and a magnificent central island topped with exquisite Kuppam Green Granite. The kitchen flows seamlessly into the orangery, forming a generous open-plan space ideal for family gatherings and alfresco dining. Accommodation is arranged over two floors, offering four generously proportioned bedrooms, each with its unique charm. The master and guest bedrooms feature fitted vanity units for added convenience. Three beautifully appointed bathrooms ensure flexibility for busy family life, and a separate utility room provides additional practicality. The outside space is equally impressive. The private, mature garden enjoys a sunny southern aspect and has been thoughtfully landscaped to include multiple seating and patio areas, raised vegetable beds, and a peaceful ambiance – perfect for enjoying morning coffee or hosting summer barbecues. Practical features include a newly fitted gas central heating system, primarily double-glazed windows, a large garage with up-and-over door, and a block-paved driveway off road parking. Viewing comes highly recommended by RWW Sole Agents.



### **Grand Reception Hall**

16'11 x 11'5 (5.16m x 3.48m)

Original entrance entrance door with obscure glass windows to the front and side elevations, highly polished wood flooring, traditional roll top radiator, original cast iron fireplace.

### **Side Vestibule**

Door to side and window to side with cupboards and area of storage.

### **Living Room**

18'4 x 12'10 (5.59m x 3.91m)

Two double radiators, windows to both the front and side elevations, beautiful original fireplace with ornate surround and cast iron grate and authentic plinth tiling and highly polished wooden floors.

### **Conservatory**

16'4 x 4'6 (4.98m x 1.37m)

Overlooking the side elevation with windows over the gardens with French doors.

### **Dining Room**

18'9 x 11'3 (5.72m x 3.43m )

Two double radiators, half height wall panelling, obscure glass window to the side elevation, window to rear, highly polished wooden flooring, wood burning stove.

### **Inner Lobby**

Hanging space for coats.

### **Shower Room**

Suite comprising walk-in shower cubicle with sliding door, chrome shower controls and showerhead, wc with low level flush, wash hand basin with vanity cupboards and drawers beneath, obscure glass window to the side elevation, heated chrome towel rail and small linen cupboard.

### **Utility Room**

Windows to side elevation, plumbing for washing machine, one and a half bowl composite sink unit with mixer tap, drawers and shelving.

### **Kitchen/Breakfast Room**

16'8 x 15'9 (5.08m x 4.80m )

Window to the rear elevation and stunning fitted kitchen comprising granite worktops, centre island with drawers and cupboards, space for cooker with extractor canopy and light, granite splashbacks, twin butler sink with mixer tap, built-in dishwasher, two vertical heated towel rails, stunning fireplace with ornate surround and authentic tiling, integrated fridge/freezer and beautiful bay window overlooks the stunning private gardens with window seating.

### **Orangery**

12'5 x 11'10 (3.78m x 3.61m )

French doors lead out to the rear garden with windows to either side, sky lantern, highly polished wood flooring and underfloor heating. Steps to garden.

### **First Floor**

#### **Landing**

Window to the side elevation.

#### **Bedroom Three**

16'2 x 15'8 (4.93m x 4.78m)

Two windows to rear elevation, large, deep built-in wardrobe with sliding doors, single radiator, beautiful cast iron original fireplace with ornate surround.

#### **Bathroom**

Luxury suite comprising a roll top bath with hand shower attachment and fixing, chrome heated towel rail, wash hand basin with vanity drawers beneath and matching wall unit with mirror fronted doors, walk-in shower cubicle with rainfall showerhead, hand shower attachment, tiled splashbacks and tiled floor, wc with low level flush, obscure glass windows to the side elevation.

#### **Bedroom Two**

16'7 x 15'9 (5.05m x 4.80m )

Bay windows to the side elevation, two radiators, ornate cast iron fireplace with ornate surround.

#### **Master Bedroom**

18'8 x 13'11 (5.69m x 4.24m )

Window to the front elevation, door and window to the side which leads to a beautiful southerly facing sun balcony decked. Original cast iron fireplace with ornate surround, floating wash hand basin set on a beautiful antique dresser with marble worktop, drawers and cupboards and matching mirror and carvings.

#### **Bedroom Four**

12'7 x 10'7 (3.84m x 3.23m )

Windows to front elevation, wall mounted wash hand basin with vanity unit with vanity unit cupboards beneath and cast iron original fireplace with ornate surround.

#### **Cloakroom**

WC with low level flush, obscure glass window to the side elevation.

#### **Outside**

### **Front Garden & Side Gardens**

These are a particular feature to the property being beautifully landscaped to the front elevation with well stocked shrub and flower beds with various plants, raised beds with sleepers, neat terracotta tiling pathway to the front entrance and open porch with timber framed gate, some trees and enclosed with fencing. The side gardens provide cottage style living.

### **Rear Garden**

Double opening gates which lead to off road parking on brick paved driveway area for several vehicles. The garden to the rear is mainly laid to lawn with a whole host of plants, shrubs and trees offering privacy and seclusion and patio area for alfresco dining. Summerhouse with power and light which is tile hung and a greenhouse. To the other side of the property leads to a decked area for further seating, outside water tap. Further shingled area can be found hidden with seating. There is a boiler room where there is a combi boiler, with window to the side elevation and additional storage is available. There is also additional access to the side via a gate.

### **Garage**

Up and over door, power and light and door to the side of the garage with window to the front elevation, workshop to side with uPVC door. There is also a living roof planted with small Sedum plants.

### **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.

Council Tax Band – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
1287 sq.ft. (119.5 sq.m.) approx.



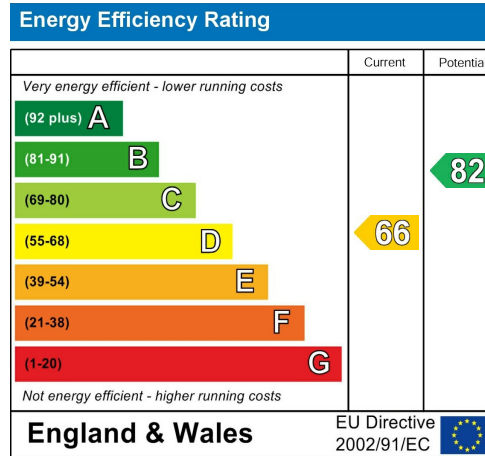
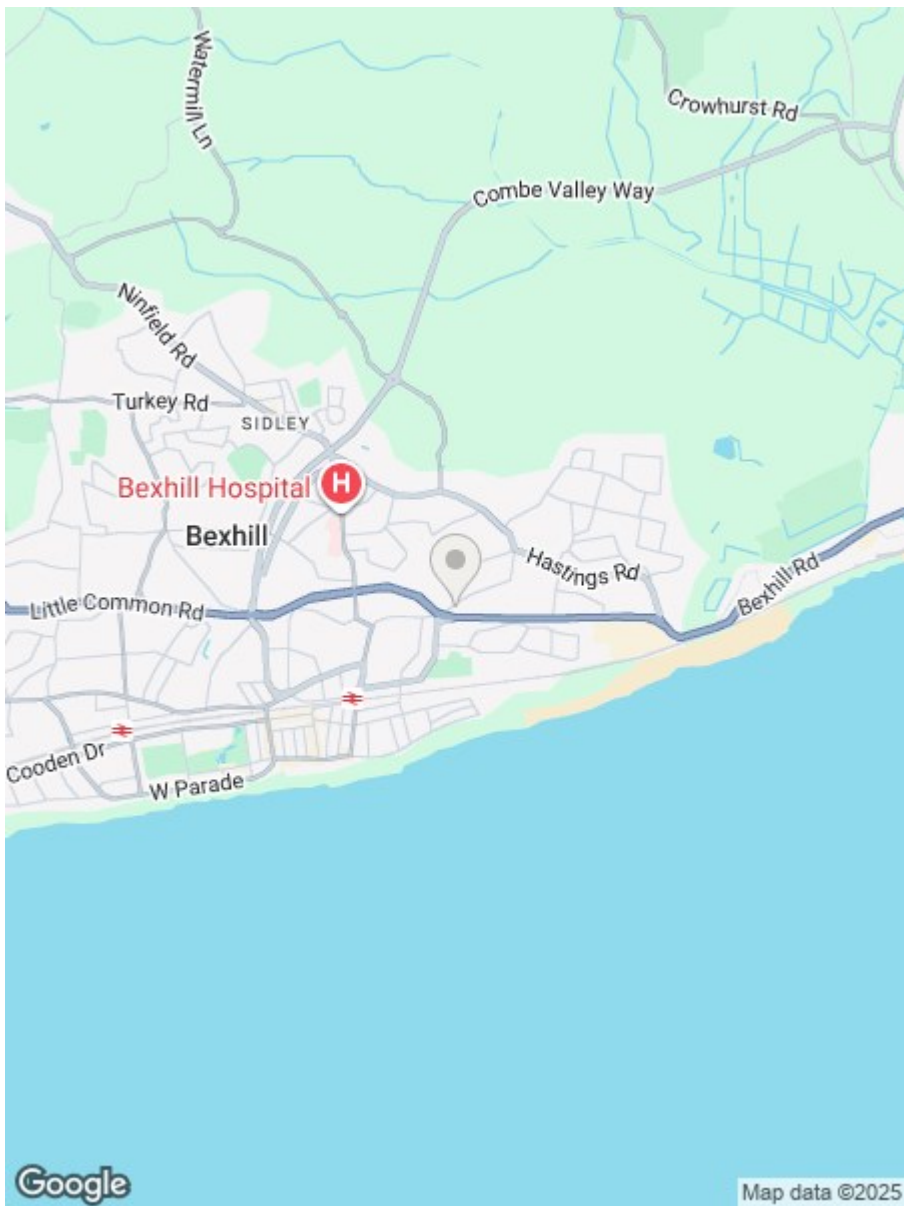
1ST FLOOR  
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 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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