

**RUSH  
WITT &  
WILSON**



**18 Beacon Hill, Bexhill-On-Sea, East Sussex TN39 5DF  
£425,000**

**A beautifully presented three bedroom detached house with two reception rooms, adjoining woodland and fields, Upvc conservatory, downstairs cloakroom, ensuite to master bedroom, family bathroom, modern kitchen, utility room, gas central heating system, double glazed windows and doors, off road parking, garage, private front and secluded south facing rear garden, cul-de-sac position. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hallway**

With entrance door, window to the side elevation, covered radiator, understairs storage cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin with tiled splashback, single radiator, obscure glass window overlooking the front elevation.

### **Living Room**

15'5" x 10'9" (4.72m x 3.28m)

Single radiator, bay window to the front elevation, polished granite fireplace with Real Flame electric fire, double doors.

### **Dining Room**

11'4" x 10'3" (3.46m x 3.13)

Double radiator, French doors that open out onto the conservatory.

### **Conservatory**

10'3" x 9'7" ( 3.14m x 2.93m)

Double radiator, tiled floor and overlooks the southerly rear garden with French doors leading out to the patio, glass roof, central fan lights.

### **Kitchen**

11'7" x 7'3" (3.54m x 2.22m)

Window overlooks the rear southerly garden. Modern fitted kitchen comprising a range of base and wall units with granite worktops, one and a half bowl composite sink unit with mixer tap and single drainer, integrated Zanussi double oven with grill, fridge, freezer, brush stainless steel gas hob with extractor canopy and light, tiled splashbacks, corner cupboards with carousel shelving and vegetable rack concealed in the base unit and window to side elevation.

### **Utility Room**

7'10" x 5'6" (2.41m x 1.69m )

Door to the side, matching base and wall units with granite worktops, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, plumbing for washing machine and space for tumble dryer.

### **First Floor Landing**

Window to the side elevation, access to the roof space, built-in airing cupboard.

### **Bedroom One**

11'4" x 11'1" (3.46m x 3.40m)

Window overlooks the front elevation with pleasant view over the adjoining woodland, single radiator, built-in wardrobe cupboards.

### **En-Suite**

WC with concealed cistern, wall mounted wash hand basin, vanity unit, obscure glass window to the side elevation, tiled walls and lino floor and heated chrome towel rail. Walk-in shower cubicle with sliding door and chrome controls, rain-fall shower head which is fixed and hand shower attachment.

### **Bedroom Two**

12'4" x 11'0" (3.76m x 3.36m)

Window overlooks the southerly elevation onto adjoining woodland and fields, single radiator, built-in wardrobe cupboards.

### **Bathroom**

Contemporary suite comprising shower bath with chrome controls and chrome shower head, chrome heated towel, w.c. with concealed cistern, wide wash hand basin with mixer tap and vanity unit and drawers beneath, tiled walls, obscure glass window to the rear southerly elevation. Mirror fronted cupboard with touch sensitive light activation.

### **Bedroom Three**

7'3" x 6'10" (2.21m x 2.10m)

Window overlooks the front elevation, single radiator.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with beautiful well stocked flower and shrub beds, side access available to the property with the side abutting woodland for privacy and seclusion. Off road parking for two cars to the front.

#### **Rear Garden**

Southerly facing elevation and beautifully screened by adjoining trees and fields off to the right. Mainly laid to lawn, beautiful stocked flower and shrub beds, outside water tap and all enclosed with fencing to all sides offering privacy and seclusion, timber framed shed and a glass greenhouse. Patio areas for alfresco dining.

### **Garage**

With up and over door, power and light and personal door to the rear.

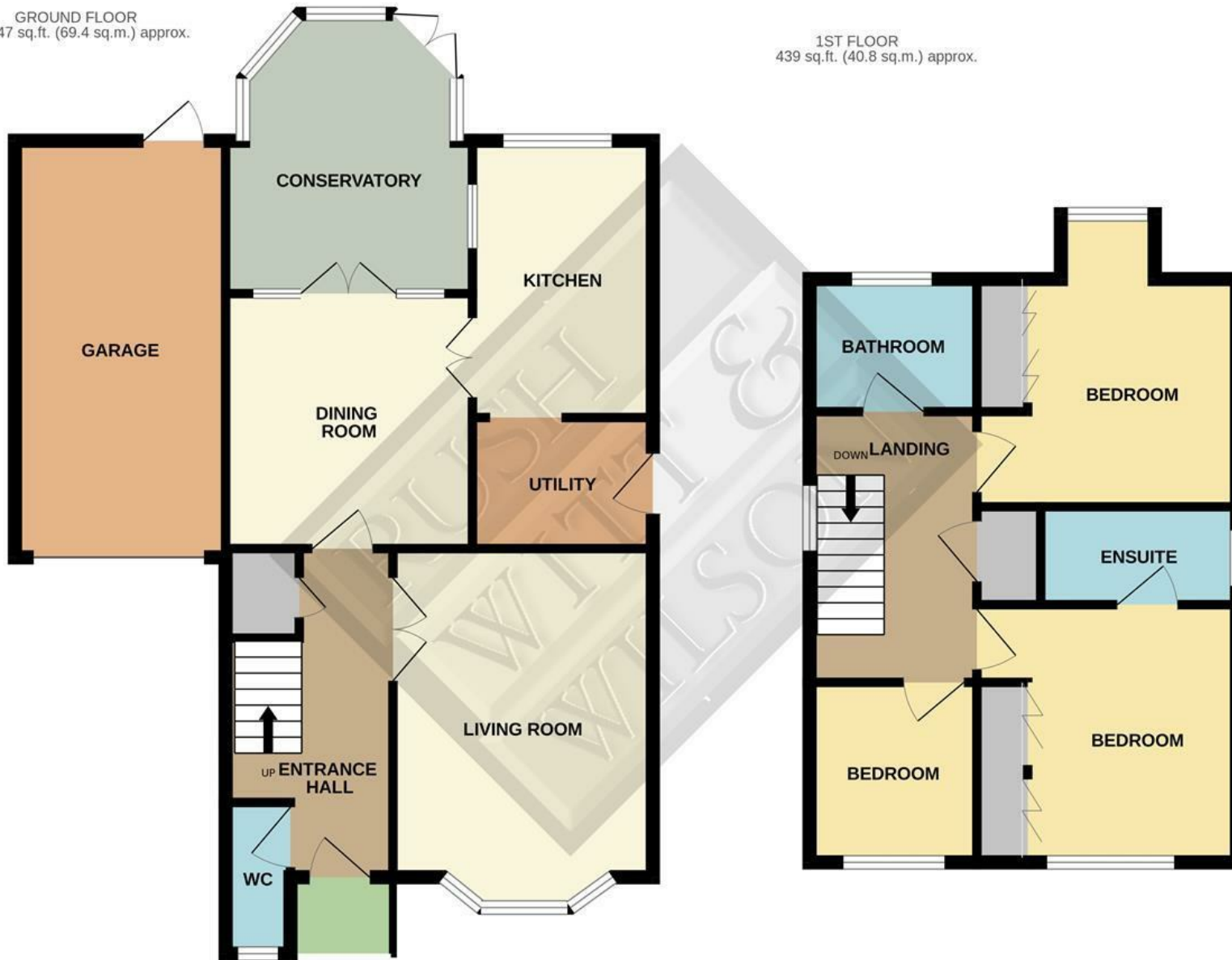
### **Agents Note**

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  
747 sq.ft. (69.4 sq.m.) approx.

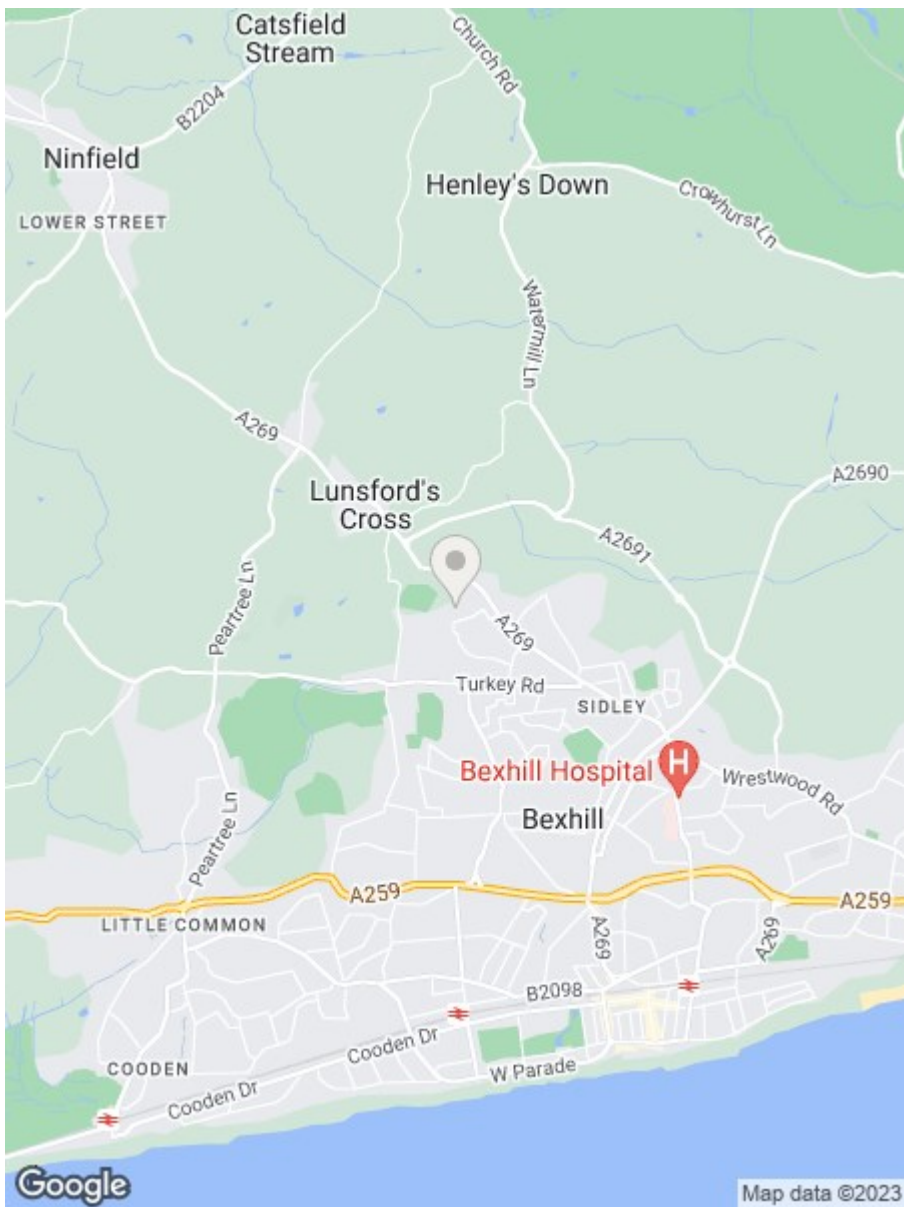
1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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