

**RUSH  
WITT &  
WILSON**



**6 Penland Road, Bexhill-On-Sea, East Sussex TN40 2JG  
£685,000**

**An impressive six bedroom detached Edwardian house, presented to an exceptional standard, beautiful character and charm, gorgeous orangery upon entry, beautiful kitchen/breakfast room, utility room, three reception rooms, accommodation arranged over three floors, downstairs cloakroom, two bathrooms plus additional en-suite, gas central heating system, double glazed windows and doors, private front and rear garden, off road parking. Viewing comes highly recommended by RWW sole agents.**



### **Orangery Style Reception**

Entrance door and obscured glass windows to both the front and rear elevations, clear glass and door to the rear. Conservatory/Orangery Style reception space.

### **Entrance Hallway**

With hard wood entrance door, obscured glass window to side elevation, engineered oak flooring, under stairs storage cupboard, covered radiator.

### **Cloak Room**

WC with low level flush, wall mounted wash hand basin with tiled splash back, obscured glass window to side elevation, engineered oak flooring.

### **Reception Room One/ Living Room**

21'9 x 12'10 (6.63m x 3.91m)

Bay window to front elevation, obscured glass windows to side, covered radiator, engineered oak flooring, stunning ornate fireplace with wood burning stove sat on a Victorian style tiled plinth.

### **Reception Room Two/ Dining Room**

18'5 x 13'7 (5.61m x 4.14m)

Bay window to front elevation, double radiator, further covered radiator, beautiful Victorian style fireplace with tile surround, hardwood mantel and cast iron grate and fire insert.

### **Reception Room Three/ Drawing Room**

13'10 x 13'5 (4.22m x 4.09m)

Bay window to the rear elevation, ornate fireplace with Victorian style tiling and cast iron insert.

### **Kitchen/ Breakfast Room**

13'3 x 13'2 (4.04m x 4.01m)

Bespoke fitted kitchen comprising a range of cream mat finished base and wall units with wood block worktops, one and half bowl single drainer enamel sink unit with mixer tap, range style cooker with gas hob and ovens, matching extractor canopy and light, ceramic floor tiling, double radiator, built in dishwasher, space for American style fridge/freezer, built in glass fronted display cabinet, French doors lead out to the patio with windows either side, tiled splash backs, obscured glass window and clear glass windows over looking the side elevation.

### **Utility Room**

10'8 x 6'3 (3.25m x 1.91m )

Door to side and terracotta floor tiling, wall mounted gas central heating boiler, base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, window over looks the rear elevation.

### **First Floor Landing**

Beautiful staircase leading to the first floor, obscured glass window to the side elevation, single radiator, builtin airing cupboard.

### **Bedroom One**

13'8 x 19'7 (4.17m x 5.97m)

Bay window to front elevation, double radiator, Stunning ornate Victorian style fireplace with cast iron grate and insert, tiled plinth.

### **Bedroom Two**

12'10 x 18'10 (3.91m x 5.74m)

Bay window to front elevation, double radiator, ornate fireplace with Victorian style tiled plinth.

### **Bedroom Three**

9'9 x 14'4 (2.97m x 4.37m)

Window to rear elevation, double radiator.

### **En-Suite**

Suite comprising walk-in shower with controls and shower head, wc with low level flush, pedestal wash hand basin, heated chrome towel rail.

### **Bedroom Four**

14'1 x 13'8 (4.29m x 4.17m)

Double radiator, bay window over looking the rear elevation, stunning ornate Victorian style fireplace complete with cast iron grate and insert, Victorian style tiled plinth and to the sides.

### **Family Bathroom**

Suite comprising shower/bath with hand shower attachment and additional chrome shower with Mira controls and shower fixing, wc with low level flush, inset wash hand basin with vanity unit beneath with side cupboards and towel storage shelves, double radiator, obscured glass windows to the side elevation, part tiled walls.

### **Second Floor Landing**

Single radiator.

### **Bedroom Five**

13'4 x 14'10 (4.06m x 4.52m)

Two windows overlook the the front elevation with glimpse of the sea, builtin storage cupboard, built in wardrobe cupboard, cast iron feature fireplace.

### **Bedroom Six**

13'3 x 13'2 (4.04m x 4.01m)

Two windows over look the rear elevation, double radiator, views of the sea, storage cupboard.

### **Shower Room**

Comprising walk in shower with chrome controls and chrome shower head with fixing, wc with low level flush, pedestal wash hand basin, tiled floor and tiled walls.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with some shrubbery, enclosed by fencing and picket fencing to the front elevation, off road parking for several vehicles, access to the side of the property with bolted gate.

#### **Rear Garden**

Mainly laid to lawn, well stocked with shrubbery and trees of various kinds, patio area of alfresco dining, outside power, lighting, two timber framed sheds all enclosed with fencing to all sides offering privacy and seclusion, side access via bolted gate.

#### **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.

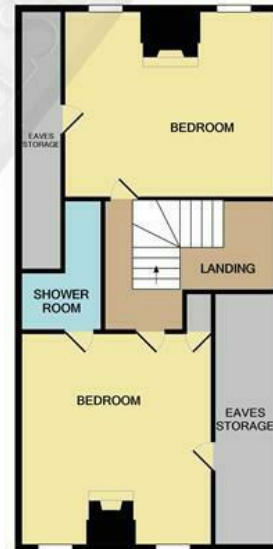




GROUND FLOOR  
APPROX. FLOOR  
AREA 1330 SQ.FT.  
(123.6 SQ.M.)



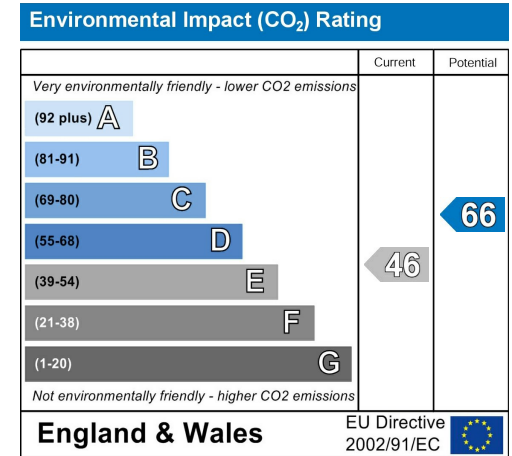
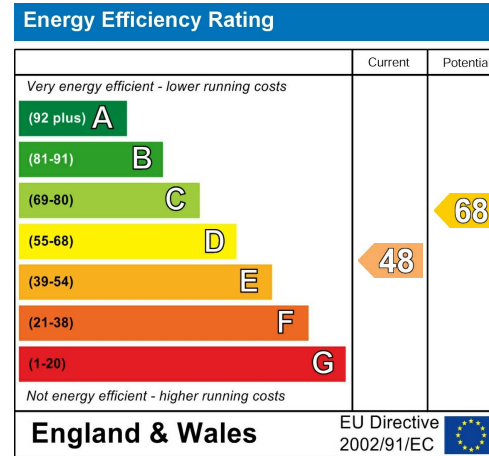
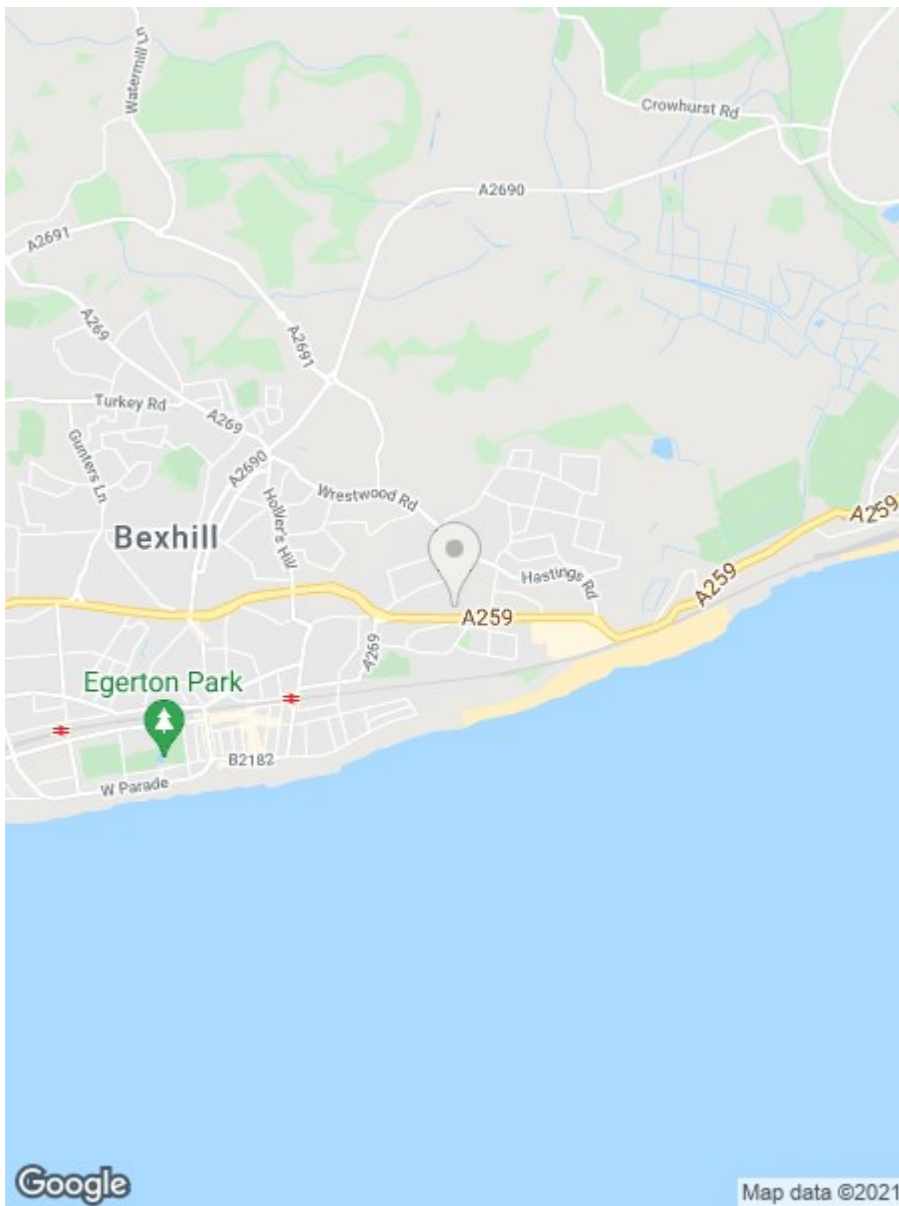
1ST FLOOR  
APPROX. FLOOR  
AREA 1068 SQ.FT.  
(99.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 656 SQ.FT.  
(60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 3054 SQ.FT. (283.7 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.  
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