

**RUSH
WITT &
WILSON**



**27. Holliers Hill, Bexhill-On-Sea, East Sussex TN40 2DH
Offers In Excess Of £390,000**

Rush Witt & Wilson are delighted to offer to the market this beautiful late Gothic Victorian style five bedroom semi-detached house situated in the popular Chantry area of Bexhill. Offering bright and spacious accommodation throughout, the property comprises five bedrooms, two reception rooms, kitchen/diner, two modern fitted family bathroom/shower rooms and separate ground floor W.C. Other internal benefits include gas central heating to radiators and many original features including several Victorian fireplaces etc. Externally, the property offers a well maintained and established rear garden, lean-to to provide additional storage and front garden. Viewing considered essential by RWW sole agents to appreciate this character property.



Front Door

Sold timber front door with obscure glass panels leading to:

Entrance Porch

Electric meter and electric consumer unit and internal timber door with obscure glass panels leading to:

Hallway

Comprises two side aspect obscured single glazed timber sash windows, one radiator, under-stairs storage cupboard with light and power, stairs leading to first floor.

Lounge

15'6" x 10'11" to centre of bay (4.74m x 3.35m to centre of bay)

Front aspect bay window with timber single glazed sliding sash windows, radiator, ornamental feature open fireplace with marble surround and tiled hearth.

Cloakroom

Wall mounted heated chrome towel rail, white low level w.c., cabinet mounted hand wash basin with chrome mixer tap and storage cupboard beneath, wall mounted electric down-lighters, extractor fan and fully tiled walls.

Second Reception Room

15'1" x 11'10" (4.62m x 3.62m)

Rear aspect single glazed sliding sash window, radiator, feature log burner with ornamental marble surround, door leading through to kitchen/diner.

Kitchen/Diner

Kitchen Area

10'9" x 10'0" (3.29m x 3.07m)

Rear aspect double glazed window overlooking the rear garden, side aspect timber framed double glazed window, side aspect timber door with obscure glass panel leading to the rear garden. Fitted kitchen has a range of matching wall and base level units with roll top work surface, integrated washing machine, space for free standing fridge/freezer, integrated dishwasher, integrated under counter fridge, worktop mounted electric hob with fitted electric extractor hood above, fitted eye level electric double oven and grill. Recessed ceiling spotlights, wall mounted gas central heating boiler and tiled floor.

Dining Area

10'2" x 9'11" (3.10m x 3.04m)

Side aspect single glazed timber sliding sash window, radiator, ornamental feature antique stove (not in use) with brick surround, fitted storage cupboards.

First Floor Landing

Side aspect single glazed sliding sash window, radiator, wall mounted up-lighters, access to loft area and doors with access to first floor rooms.

Bedroom One

14'6" x 10'7" to 15'7" (4.42m x 3.23m to 4.75m)

Front aspect bay window with single glazed timber sliding sash windows, separate front aspect single glazed timber sliding sash window, ornamental working feature Victorian fireplace.

Bedroom Two

12'5" x 12'2" (3.79m x 3.71m)

Rear aspect double glazed window, radiator, ornamental feature fireplace.

Bedroom Five

8'11" x 8'0" (2.73m x 2.45m)

Rear aspect double glazed windows, radiator, ornamental feature fireplace.

First Floor Shower Room

Rear aspect obscure double glazed window, white vertical radiator, wall mounted heated chrome towel rail. White bathroom suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal mounted hand wash basin with separate hot and cold taps, low level w.c., walk-in shower cubicle with glass door and wall mounted shower controls and shower attachment. Part tiled walls, recessed ceiling spotlights.

Stairs leading to second floor

Second Floor Landing

Access to loft, wall mounted up-lighters, doors with access to second floor rooms. Light system fitted with sensors that bring automatic light on when the daylight is below a certain darkness and someone walks onto the staircase or hallway.

Bedroom Three

15'3" x 12'7" (4.65m x 3.86m)

Front aspect single glazed timber sliding sash windows, radiator, ornamental feature fireplace.

Bedroom Four

15'7" x 12'3" (4.77m x 3.75m)

Rear aspect double glazed windows, radiator, ornamental feature fireplace.

Second Floor Bathroom

Side aspect double glazed window, wall mounted heated chrome towel rail. White bathroom suite comprising low level w.c., cabinet mounted hand wash basin with chrome mixer tap and storage cupboard space beneath, wall mounted bathroom cabinet with mirrored door and light, panel enclosed bath with glass shower screen and electronic computerised bath control panel which delivers a self-fill bath system and also controls shower attachment and temperature control, fully tiled walls and tiled floor, extractor fan and recessed ceiling spotlights.

Outside

Front Garden

Couple of steps leading up to the front door with the rest mainly laid to lawn with mature plant and shrub borders, gate to side access leading to the rear of property.

Side Of Property

Timber framed lean-to construction for storage space and side gate with side access leading to the front of the property leading onto the rear garden.

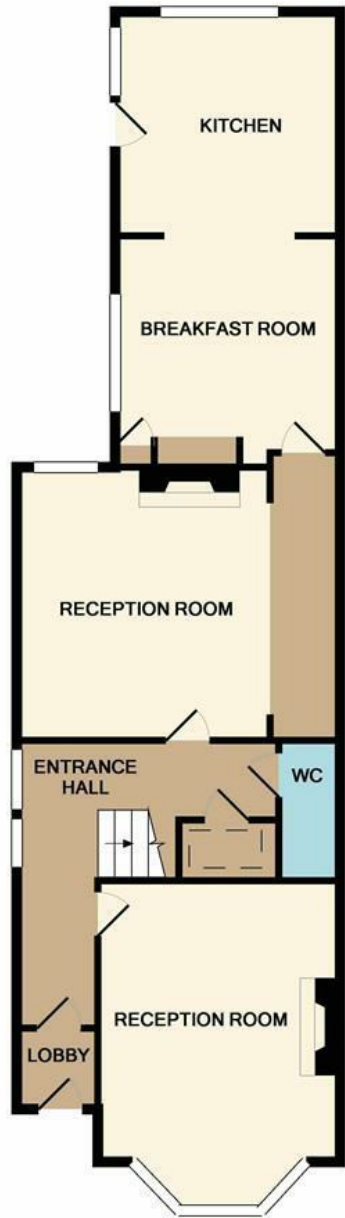
Rear Garden

Part laid to concrete with the rest laid to lawn with mature plant and shrub borders, bordered by panel enclosed fencing, patio area to the end with timber shed.

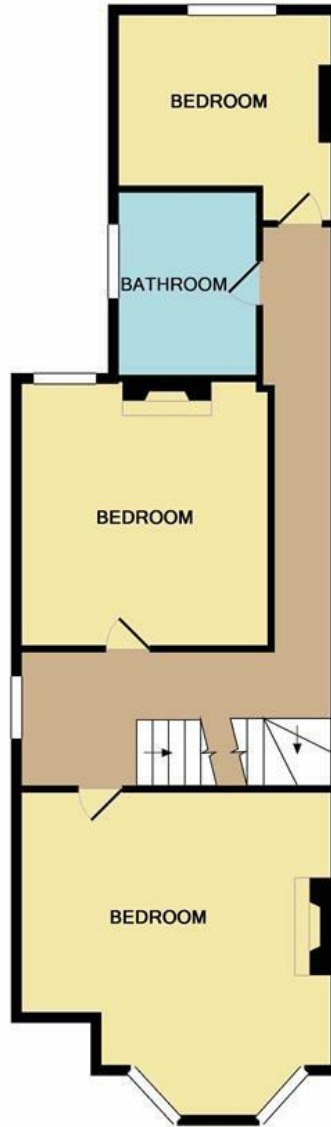
Agents Note

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

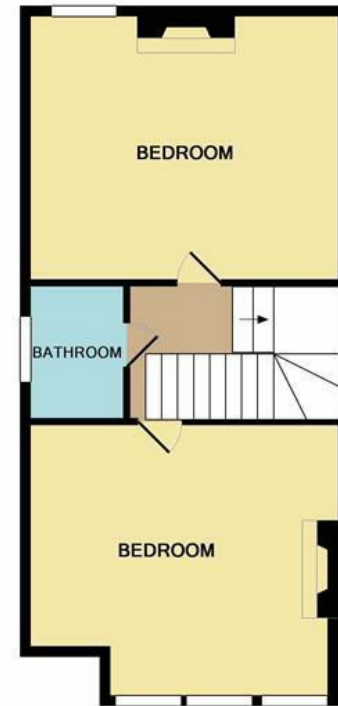




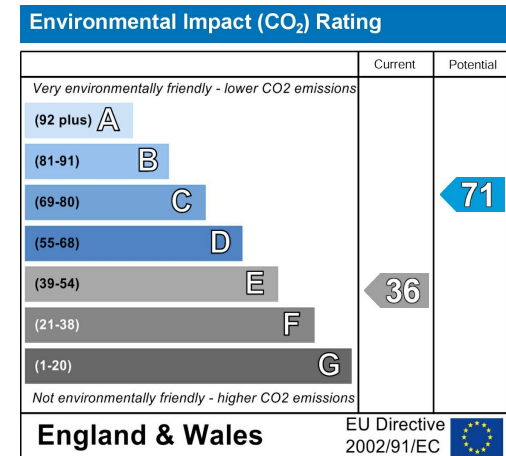
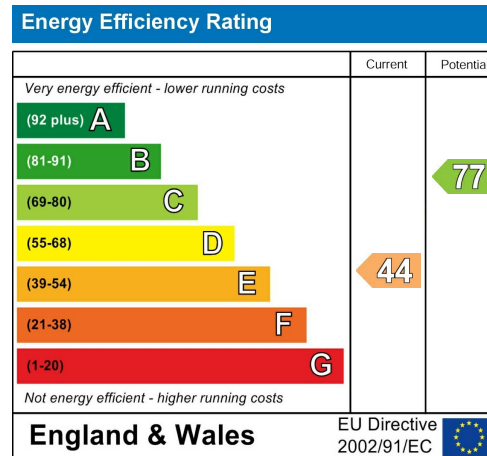
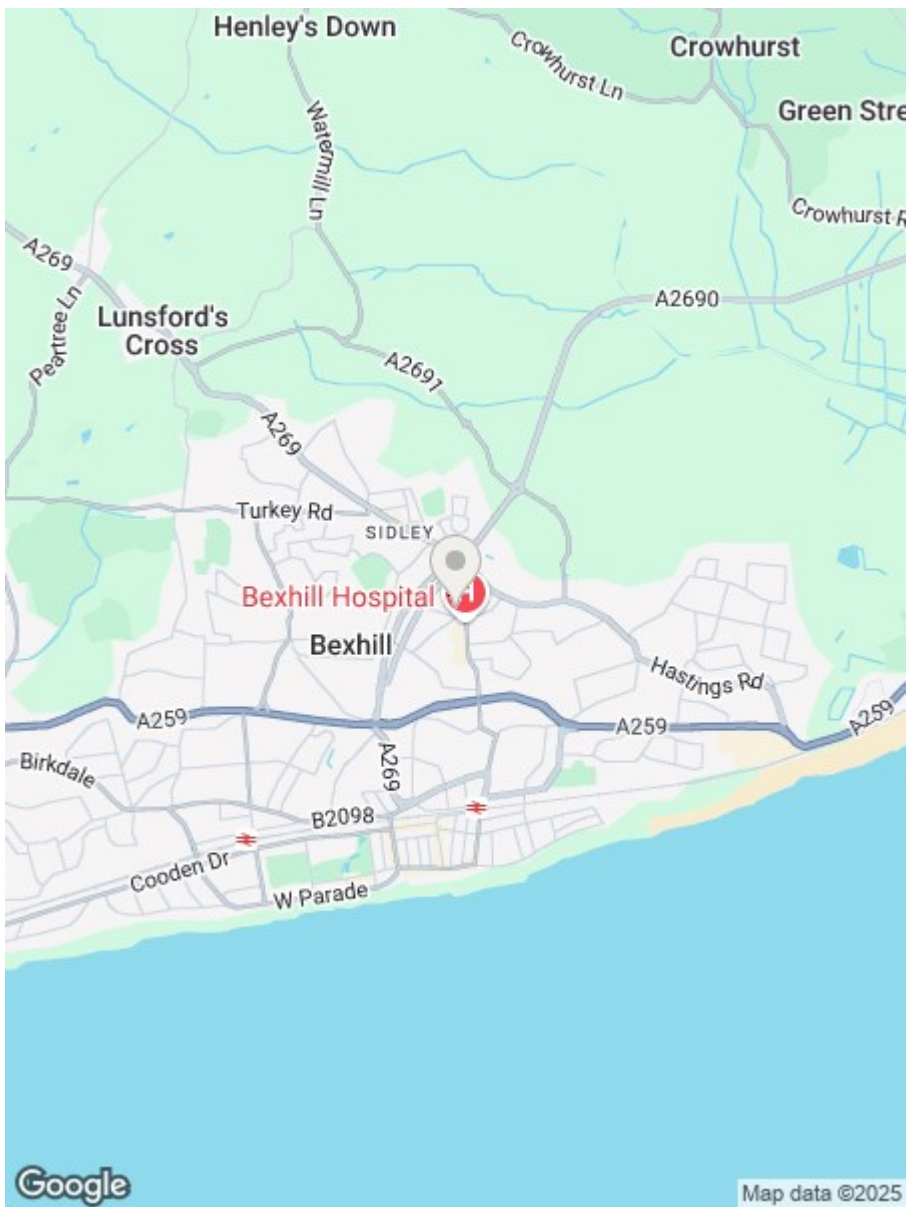
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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