

**RUSH  
WITT &  
WILSON**



**1 Wychurst Gardens, Bexhill-On-Sea, East Sussex TN40 2EP  
Offers In Excess Of £360,000**

**An opportunity to acquire this charming and exceptionally well presented 1930's semi-detached house, ideally situated in the highly sought-after Chantry location. Offering bright and spacious accommodation throughout, the property comprises, large 25' lounge/diner with stunning open fireplace and feature herringbone flooring, fitted kitchen, three bedrooms, family bathroom, ground floor WC and an additional loft room/occasional room to the second floor. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property boasts extensive gardens to three sides of the property and a driveway providing off road parking for multiple vehicles. Conveniently located in the popular Chantry location close to Bexhill Old Town and approximately 1.2 miles from Bexhill town centre, main line rail station and seafront. Viewing comes highly recommended by Rush Witt & Wilson Bexhill, to appreciate this stunning family home in the quiet and sought after location.**



### **Hallway**

Obscured glass panelled front door with obscured glass panelled leaded light sidelight window, radiator, stairs leading to first floor, under stairs storage cupboard housing modern electric consumer unit.

### **Lounge/Diner**

25'5" x 14'4" (7.76 x 4.39)

Front aspect double glazed leaded light bay window, set of double glazed French doors to the rear elevation giving access to the rear garden, two radiators, stunning feature fireplace with open fire, herringbone flooring, wall mounted uplighters.

### **Kitchen**

10'5" x 9'10" (3.18 x 3.01)

Double glazed window to the rear elevation overlooking the rear garden, obscured double glazed door giving access to the side of the property, radiator, fitted kitchen comprising a range of matching wall and base level units with solid wood worktop surfaces, integrated electric oven, worktop mounted gas hob with fitted extractor hood above, plumbing space for dishwasher, plumbing space for washing machine, inset butler sink with mixer tap, large built in storage cupboard housing the gas central heating boiler with slatted shelving, tiled floor, part tiled walls, recessed ceiling spotlights.

### **Ground Floor WC**

Side aspect obscured double glazed window, radiator, low level wc, corner mounted wash hand basin with mixer tap, tiled floor, part tiled walls.

### **First Floor Landing**

Side aspect double glazed window, radiator, feature spiral stair case leading to second floor.

### **Bedroom One**

15'8" x 12'5" (4.78 x 3.81)

Leaded light double glazed bay window to the front elevation, radiator, fitted cupboard with shelving and storage cupboard above.

### **Bedroom Two**

12'5" x 9'11" (3.81 x 3.04)

Double glazed window to the rear elevation, radiator, built in wardrobe with hanging space and shelving.

### **Bedroom Three**

7'4" x 8'10" (2.24 x 2.70)

Double glazed leaded light window to the front elevation, radiator, currently used as a dressing room, fitted with hanging rails and shelving.

### **Family Bathroom**

Obscured double glazed window to the rear elevation, radiator, white bathroom suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, P shaped panelled enclosed bath with mixer tap and shower attachment and shower head, fully tiled walls, recessed ceiling spotlights, fitted bathroom cabinet with mirrored doors and lighting.

### **Loft Room/Occasional Room**

21'8" x 11'9" (6.61 x 3.59)

Feature spiral staircase leading to second floor loft room/ occasional room, with two Velux windows with fitted blinds to the rear elevation, extensive eaves storage to both sides.

### **Outside**

#### **Front Garden**

Driveway providing off road parking for multiple vehicles, shrub and plant boarders, gated access down the side of the property leading to side and rear gardens.

#### **Rear Garden**

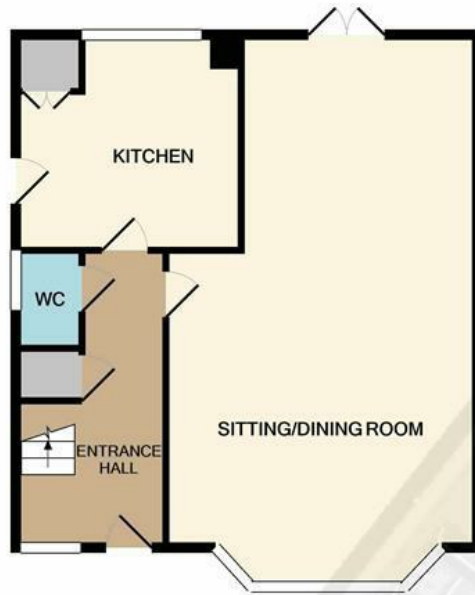
Sun patio, the rest of the garden is mainly laid to lawn, patio wraps around to the side of the property giving access to the large side garden.

#### **Side Garden**

Stoned laid patio, lawned area, plants and shrubs, access to the front.

### **Agents Note**

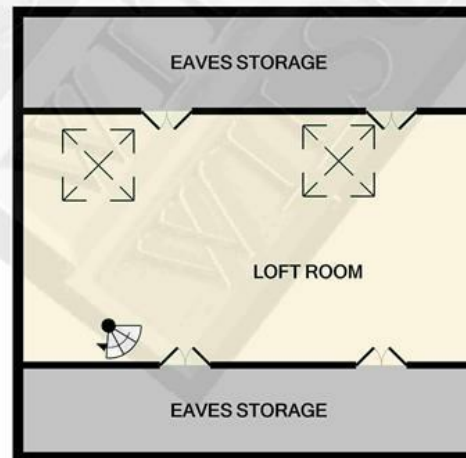




GROUND FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)



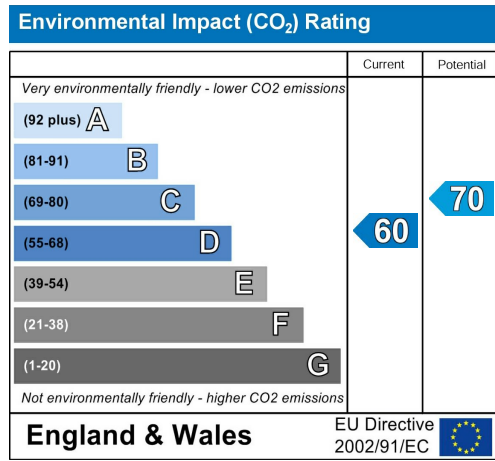
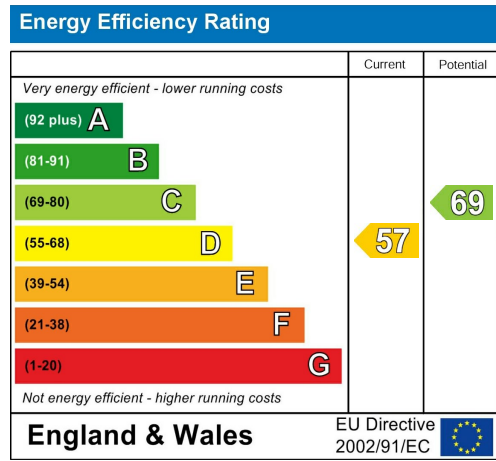
1ST FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)



LOFT ROOM  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1476 SQ.FT. (137.2 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**