

**RUSH  
WITT &  
WILSON**



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FOR SALE  
01424 225588

**11 Warwick Road, Bexhill-On-Sea, East Sussex TN39 4HG  
£545,000**

**An opportunity to acquire this beautiful character 1920's detached house ideally located in this highly sought after location of West Bexhill. Offering bright and spacious accommodation throughout the property comprises three double bedrooms, two reception rooms, large kitchen/breakfast room with granite worktops and built in appliances and a modern fitted bathroom. Other internal benefits include gas central heating to radiators and some double glazed windows. Externally the property boasts an extensive westerly facing rear garden approximately 300ft in length, front garden and driveway providing off road parking for multiple vehicles leading to a large detached garage. beautifully situated on approximately a 1/4 of an acre plot in this highly sought after road, viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this character home in this leafy setting.**



**Entrance Porch**

4'0" x 3'10" (1.23 x 1.19)

UPVC double glazed glass panelled door giving access to entrance porch with obscured glazed internal door leading to hallway with hanging space.

**Large Entrance Hall**

17'11" x 10'10" (5.47 x 3.31)

Double glazed window to the front elevation, radiator, stairs leading to first floor.

**Reception Room One**

17'11" x 11'11" (5.48 x 3.64)

Single glazed bay window to the front elevation, two obscured double glazed windows to the side elevation, radiator, feature fireplace with open fire.

**Reception Room Two**

13'9" x 11'10" (4.21 x 3.63)

Double glazed windows and double glazed French doors to the rear elevation giving access to the rear garden, two obscured double glazed windows to the side elevation, modern inset gas fireplace with remote control.

**Kitchen/Breakfast Room**

19'10" x 9'2" (6.05 x 2.80)

Double aspect, double glazed windows to the side and rear elevations overlooking the rear garden, obscured double glazed door to side elevation giving access to the side of the property, radiator, modern fitted kitchen with a range of matching wall and base level units with solid granite worktop surfaces and granite upstands, stainless steel bowl and half sink with drainer and mixer tap, worktop mounted electric induction hob with fitted stainless steel extractor hood above, integrated dishwasher, integrated eye level electric double oven and grill, integrated fridge/freezer, recessed ceiling spotlights, under stairs storage cupboard providing ample storage space with electric meter, electric consumer unit, gas meter and gas central heating boiler.

**First Floor Landing**

Stairs leading to first floor landing with double glazed window to the side elevation, access to boarded loft space with pull down ladder, airing cupboard housing the hot water cylinder with slatted shelving.

**Bedroom One**

13'10" x 12'0" (4.24 x 3.68)

Double glazed window to the front elevation, radiator.

**Bedroom Two**

13'9" x 12'0" (4.21 x 3.66)

Double glazed window to the rear elevation overlooking the rear garden, radiator.

**Bedroom Three**

10'10" x 10'6" (3.31 x 3.21)

Double glazed window to the rear elevation overlooking the rear garden, radiator, large fitted storage cupboard/wardrobe with hanging space and shelving.

**Bathroom**

Double glazed window to the front elevation, modern heated chrome towel rail, modern white bathroom suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, large walk in corner shower cubicle with wall mounted shower controls, shower attachment and rain affect shower head, designer freestanding bath with mixer tap and shower attachment, fully tiled walls, tiled floor, recessed ceiling spotlights and under floor heating.

**Externals****Rear Garden**

Stunning large westerly facing rear garden, approximately 60 meters in length with small patio area, the rest of the garden is mainly laid to lawn with extensive and mature plant, shrub and hedge borders, gated access down both sides of the property, brick built outhouse down one side of the property with outside toilet and utility room, to the other side of the property there is a timber garden shed and rear access to the detached garage.

**Utility Room**

With plumbing space for washing machine, light and power.

**Large Detached Garage**

18'7" x 11'11" (5.68 x 3.65)

With up and over door.

**Front Garden**

Mainly laid to lawn with driveway offering off road parking for multiple vehicles leading to the detached large garage.

**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.





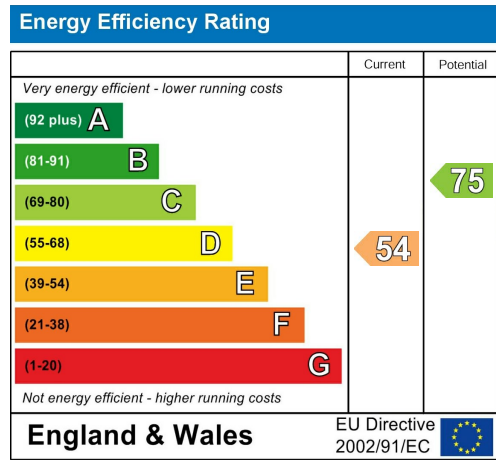
GROUND FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 633 SQ.FT.  
(58.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1350 SQ.FT. (125.4 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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