

**RUSH  
WITT &  
WILSON**



**8 Elmstead Road, Bexhill-On-Sea, East Sussex TN40 2HP  
£665,000**

**A beautifully presented Edwardian four/five bedroom detached house with many original features. This spacious accommodation is exceptionally presented throughout and offers generous proportions, there is a modern fitted kitchen with a separate utility area, dining room, three reception rooms, two bathrooms and a large covered pergola style area overlooking the delightful-good sized rear garden. This comfortable family home with off road parking for several cars and a private rear garden has a unique individual quality. With the property having the advantage of Photo Voltaic solar panels being installed within the last five years reduces energy bills. Approximately 0.7 Miles from Bexhill Railway station and town centre. Less than a ten-minute walk to a range of local state and private schools. Fifteen-minute walk to Bexhill beach and sea front. This period property Is ideally positioned to take advantage of the wide range Bexhill on Sea amenities.**



### **Entrance Porch**

Entrance via exterior double doors and tiled flooring through to original main door leading to hallway.

### **Hallway**

Original coving, picture rails, ceiling rose and radiator. Access to a cellar.

### **Lounge**

17' 7" x 13' 7"

A double glazed bay window to the front aspect with original coving, picture rails, ceiling rose and raised skirting. An open fireplace, original wooden flooring and radiators. Opening to:

### **Second Reception Room**

12' 11" x 10' 6"

A double glazed bay window to the front aspect with original Coving, picture rails and ceiling rose. An original cast iron fire surround with tiled hearth and inset coal effect gas fire, original wooden flooring and a radiator.

### **Third Reception Room**

17' 5" x 13' 8"

Large recently fitted double glazed window and door leading out to the patio area. Original coving, picture rails and ceiling rose. Tiled fire surround and radiators.

### **Dining Room**

15' x 11' 1"

Sash window to the side aspect, exposed brick feature fireplace with inset gas boiler, decorative brick arches, original wooden flooring and a radiator. Archway through to;

### **Kitchen**

14' 11" x 9' 1"

Newly fitted kitchen with exposed brickwork and decorative brick arches. A range of wall and base units with oak work surfaces incorporating a butler ceramic sink with mixer tap, space for an oven, fridge/freezer and dishwasher. Breakfast bar, inset lighting, tiled flooring, an original sash window and a door leading to;

### **Utility Room**

11' x 6' 7"

Tiled worktop incorporating a Belfast ceramic sink, storage/airing cupboard housing water cylinder, space for washing machine & tumble dryer, a door leading out to the rear patio and garden.

### **Shower Room**

Fully wall and floor tiled, with walk in power shower. WC with integrated wash hand basin and towel radiator

### **Landing**

Split level staircase with original bannisters and spindles. Window side elevation on half landing and additional newly fitted window to side aspect. Storage cupboard and loft access.

### **Bedroom One**

17' 5" x 13' 8"

A double glazed bay window to the front aspect. Original coving and picture rail. Cast iron fireplace with tiled surround. Panelled ceiling and radiators.

### **Bedroom Two**

14' 7" x 13' 9"

Newly fitted double glazed window to the rear aspect, fitted wardrobes, a cast iron fireplace with tiled surround. Original coving and picture rails. Panelled ceiling and radiators.

### **Bedroom Three**

10' 6" x 10' 5"

A double glazed window to the front aspect, fitted wardrobe and a radiator.

### **Bedroom Four**

11' 6" x 9' 7"

Newly fitted double glazed window to the side aspect, cast iron fireplace and a radiator. With archway to;

### **Bedroom Five**

14' 10" x 5' 11"

Newly fitted double glazed windows to the rear aspect, storage cupboard and a radiator.

### **Bathroom**

11'5" x 10'11"

Newly fitted frosted double glazed window to the side elevation. Fully tiled large bathroom with laminated floor and radiator. Freestanding cast iron bath, WC and hand basin, also original cast Iron fireplace.

### **Cellar**

14'5" x 7'2"

Access to a cellar via the hallway being tanked with lighting and electrical sockets.

### **Garage**

With lighting and Electrical sockets.

### **Rear Garden**

Private good-sized rear garden with patio area, lawn, fruit trees and bushes, secluded garden area with a water feature, with additional flower garden and outbuildings, refurbished Victorian greenhouse, new summer house.

### **Front Garden**

Bushes and flower bed, with space for several cars.

### **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  
1352 sq.ft. (125.6 sq.m.) approx.

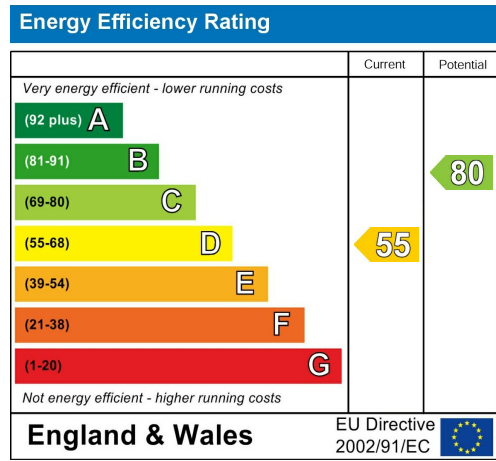
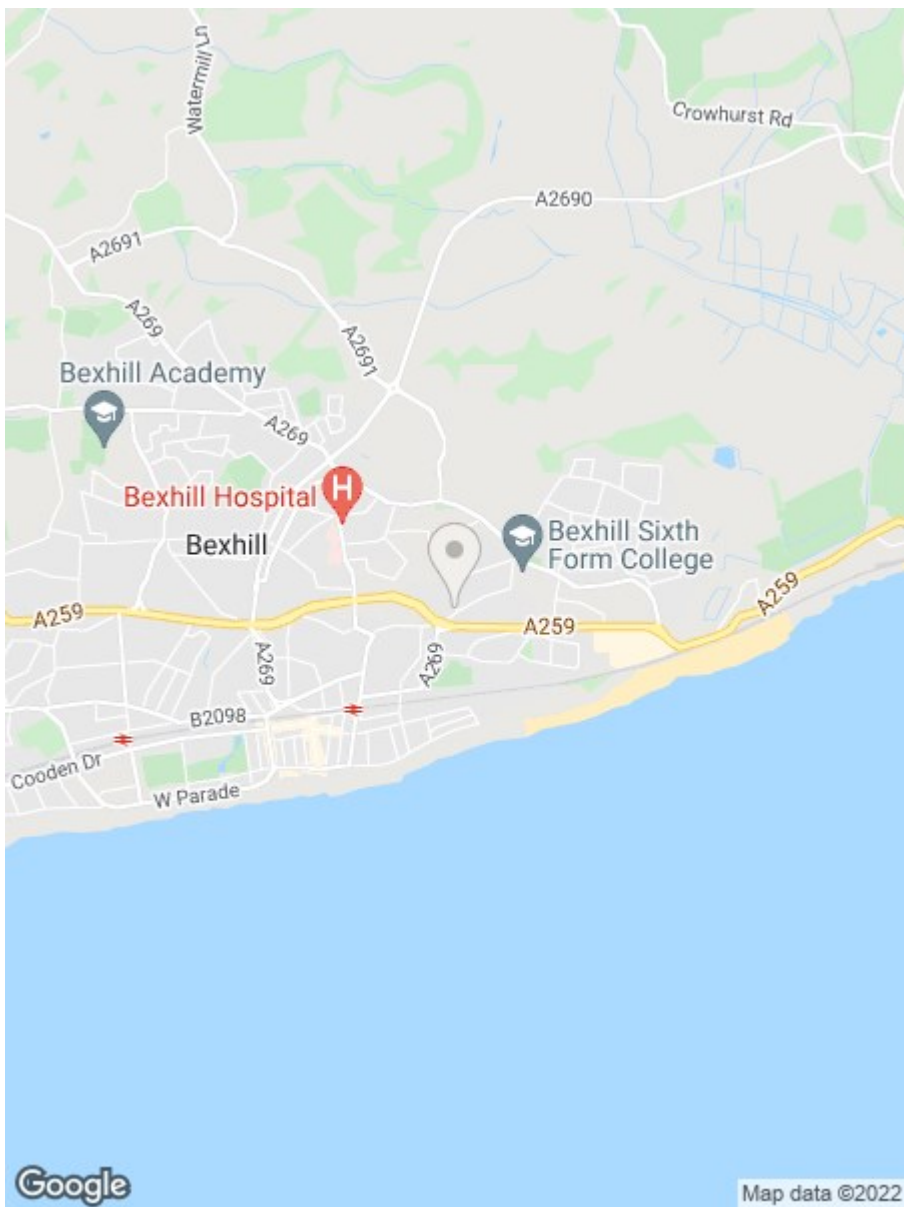


1ST FLOOR  
1119 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 2470 sq.ft. (229.5 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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