

**RUSH  
WITT &  
WILSON**



**101 Dorset Road, Bexhill-On-Sea, East Sussex TN40 2HU**  
**Guide Price £549,000**

**A detached eight bedroom house, situated in this sought after residential location of Bexhill, within close proximity to Bexhill Town Centre, Seafront & Train Station. Offering bright & spacious accommodation throughout, the property comprises eight bedrooms, fitted kitchen, large dual aspect living/dining room. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally, the property boasts off road parking for multiple vehicles and private rear gardens. The vendors currently enjoy the property as their family home, however, the property offers two self contained units already set up and the property previously being operated as an HMO, a fantastic investment opportunity is offered. Viewing comes highly recommended by RWW Sole Agents.**



### **Entrance Porch**

With entrance door leading to entrance hallway.

### **Entrance Hallway**

Glass panelled window to the side elevation, double radiator, stairs leading to the first floor.

### **Cloakroom**

WC with low level flush, floating wash hand basin.

### **Living/Dining Room**

34'7" x 13'6" (10.56 x 4.12)

Dual aspect with double glazed bay window to the front elevation and double glazed windows and door to the rear, feature fireplace, two double radiators.

### **Reception Room**

12'9" x 11'3" (3.91 x 3.43)

Corner window overlooking the front elevation, feature fireplace, double radiator.

### **Dining Hall**

16'4" x 9'2" (5.00 x 2.80)

Windows to the side elevation, radiator.

### **Kitchen**

11'8" x 9'10" (3.56 x 3.00)

Fitted kitchen comprising a range wall and base level units with laminate straight edge worktop surfaces, double sink with drainer and mixer tap, space for freestanding cooker, space and plumbing for dishwasher, double glazed window sand doors to the side elevation, wall mounted gas central heating and domestic hot water boiler.

### **First Floor Landing**

Double glazed windows to the side elevation, access to partially boarded loft space via loft hatch, radiator

### **WC**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, radiator, obscured double glazed windows to the side elevation.

### **Bedroom One**

12'11" x 11'2" (3.95 x 3.42)

Double glazed windows to the front and side elevations, feature fireplace, radiator.

### **Bedroom Two**

12'9" x 12'8" (3.91 x 3.88)

Double glazed windows to the front elevation, radiator, feature fireplace.

### **Bedroom Three**

9'10" x 9'5" (3.00 x 2.89)

Double glazed windows to the side elevation, radiator.

### **Bedroom Four**

12'10" x 12'9" (3.93 x 3.90)

Double glazed windows to the rear elevation, feature fireplace, obscured glass panelled door to the rear, radiator.

### **Bedroom Five**

13'1" x 9'1" (3.99 x 2.79)

Velux window to the rear elevation, radiator, wash hand basin with hot and cold tap.

### **First Floor Potential Self Contained Unit**

#### **Hallway**

Windows to the side elevation.

#### **Bathroom**

Suite comprising wc with low level flush, wash hand basin with mixer tap, obscured glass panelled door to the side, radiator.

#### **Bedroom One**

12'4" x 8'5" (3.77 x 2.57)

Double glazed window to the side elevation, radiator.

#### **Bedroom Two**

12'2" x 9'2" (3.71 x 2.80)

Double glazed windows to the side elevation, radiator.

#### **Living Room**

15'1" x 10'11" (4.62 x 3.35)

Dual aspect with double glazed windows to the rear and side elevations, pedestal mounted wash hand basin with hot and cold tap, radiator.

### **Ground Floor - Potential Self Contained Unit**

#### **Inner Hallway**

### **Utility Room**

Space and plumbing for washing machine and tumble dryer, obscured double glazed windows to the side elevation.

### **Bathroom**

Suite comprising wc with low level flush, bath with chrome controls, pedestal mounted wash hand basin with mixer tap, radiator, double glazed obscured glass panelled window to the side elevation.

### **Bedroom One**

11'8" x 8'2" (3.56 x 2.51)

Double glazed windows to the side elevation, radiator, pedestal mounted wash hand basin with mixer tap.

### **Living Room**

15'1" x 10'11" (4.62 x 3.33)

Dual aspect double glazed windows to the rear and side elevations, double radiator, pedestal mounted wash hand basin with mixer tap.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with driveway providing off road parking for multiple vehicles. With planning permission to extend the drive in place.

#### **Rear Garden**

Mainly laid to lawn, enclosed to all sides, well established, side access is available.

#### **Agents Note**

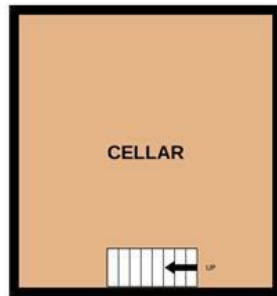
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1447 sq.ft. (134.5 sq.m.) approx.

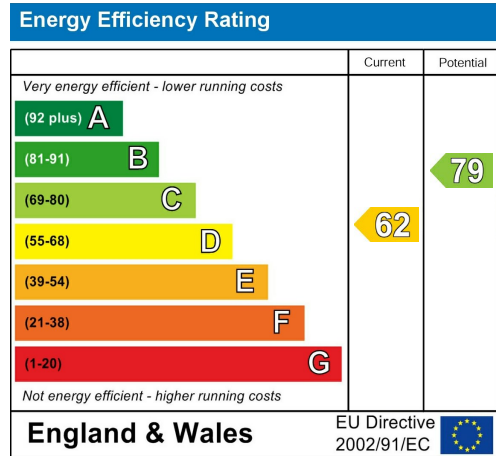
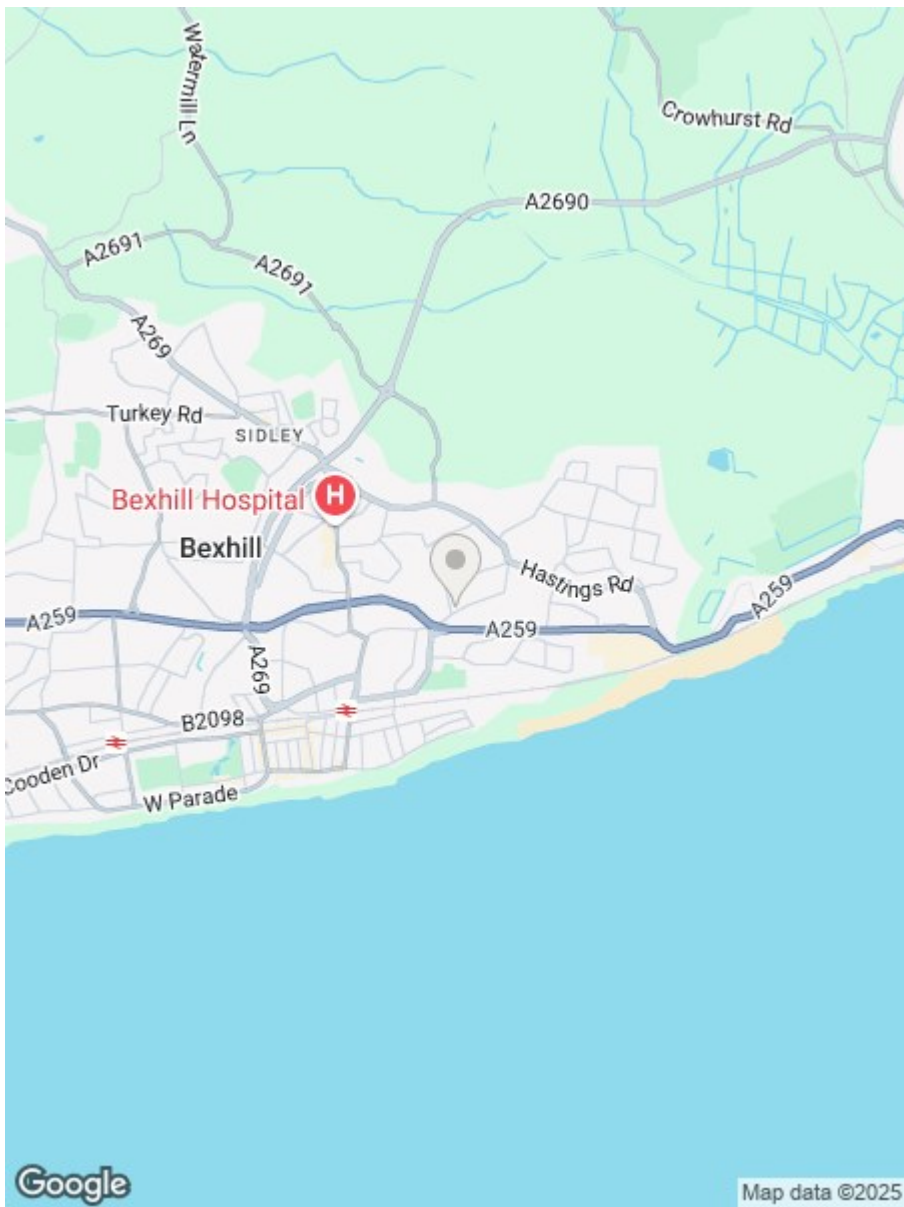
1ST FLOOR  
1364 sq.ft. (126.7 sq.m.) approx.

BASEMENT  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 3085 sq.ft. (286.6 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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