

**RUSH  
WITT &  
WILSON**



**123 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HR**  
**£725,000**

**A very special five bedroom bespoke detached mock Tudor house, three reception rooms, approx. 2618 sqft floor area, plot size approx. 0.36 acres. double garage, gravelled driveway, gas central heating system, double glazed windows and doors, beautiful kitchen/breakfast room, utility room, downstairs cloakroom, en-suite to master bedroom, stunning private front and south facing mature rear garden, extensive off road parking. VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



## Covered Porchway

### Entrance Hall

With galleried landing, entrance door with obscured glass window to the front elevation, two double radiator, under stairs storage cupboard.

### Cloakroom

WC with low level flush, window to the side elevation, single radiator, wall mounted wash hand basin, half height wall tiling.

### Living Room

21'11" x 21'3" (6.70 x 6.48)

Bay window with window seat overlooks the southerly facing rear garden, two double radiators, further window to the side, ornate granite fireplace with hardwood mantle, living flame gas coal effect fire.

### Study

11'7" x 11'5" (3.55 x 3.48)

Window overlooks the front elevation, single radiator, double doors open into the living room.

### Dining Room

15'3" x 10'8" (4.67 x 3.27)

Window to the rear elevation, single radiator.

### Kitchen/Breakfast Room

19'8" x 13'9" (6.00 x 4.20)

French doors lead out onto the patio area and overlook the rear garden, double radiator, area for table and chairs, tiled floor, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, tiled splashbacks, integrated double oven with grill, electric hob with extractor canopy and light above, integrated Neff dishwasher, one and half bowl single drainer composite sink unit with mixer tap, window to the rear elevation, built in fridge, built in freezer.

### Utility Room

8'7" x 8'8" (2.64 x 2.65)

Window to the rear southerly elevation, door to side, plumbing for washing machine, base and wall units with laminate straight edge worktops, tiled splashbacks, tiled floor, modern gas central heating and domestic hot water boiler, personal door to the double garage.

## First Floor Galleried Landing

With window to the front elevation, study area, two single radiators, built in airing cupboard, access to roof space with loft ladder power and light.

### Bedroom One

14'8" x 13'1" (4.48 x 4.00)

Window overlooks the rear garden, single radiator, built in mirror fronted wardrobe cupboards.

### En-Suite

Comprising walk in shower with chrome controls and chrome showerhead, heated towel rail, half height wall tiling, additional single radiator, wc with low level flush, freestanding wash hand basin set on vanity cupboard, mirror, obscured glass window to the side elevation,

### Bedroom Two

16'4" x 8'5" (5.00 x 2.59)

Window to the front elevation, single radiator, built in wardrobe cupboards.

### Bedroom Three

15'5" x 9'7" (4.70 x 2.93)

Window to the front elevations, single radiator, built in wardrobe cupboards, inset wash hand basin with vanity unit, mirror and light, tiled splashbacks.

### Bedroom Four

14'5" x 10'2" (4.41 x 3.12)

Window to the rear elevation overlooking the rear garden, single radiator, fitted wardrobe cupboards, inset wash hand basin with tiled splashbacks, mirror, light and shaver point, vanity unit beneath.

### Bedroom Five

9'3" x 8'5" (2.83 x 2.59)

Window to the side elevation, single radiator.

### Bathroom

Suite comprising panelled bath, wc with low level flush, pedestal mounted wash hand basin, single radiator, walk in shower cubicle with electric controls, tiled splashbacks, particularly tiled walls, obscured glass windows overlook the rear elevation.

## Outside

## Front Garden

Mainly laid to lawn, mature shrubbery, enclosed with fencing to all sides, five bar gate gives access to extensive off road parking on gravelled driveway, curtesy lights, side access is available.

## Double garage

18'11" x 17'3" (5.78 x 5.26)

Window overlooks the side elevation, personal door to utility room, power and light, electrically operated up and over doors.

## Rear Garden

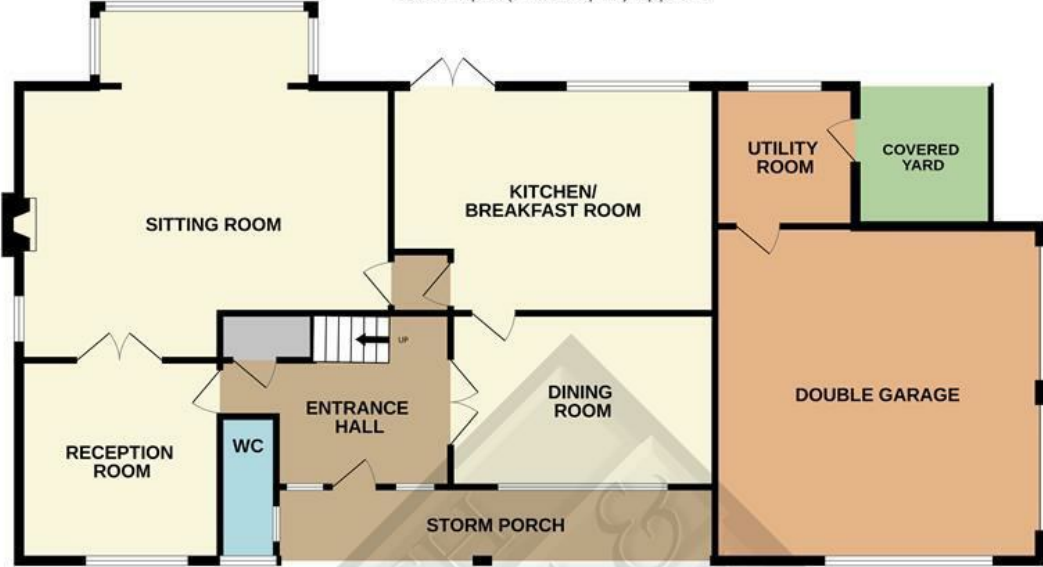
Southerly facing rear garden, mainly laid to lawn with patio areas, covered seating area, external lighting, mature shrubbery, trees and plants of various kinds, outside water tap, the garden extends to the side of the property, timber framed shed.

## 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  
1607 sq.ft. (149.3 sq.m.) approx.

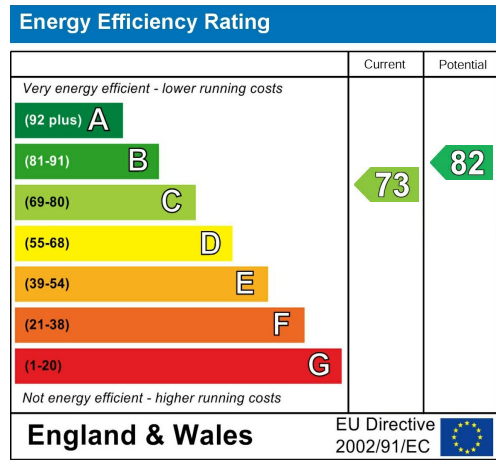
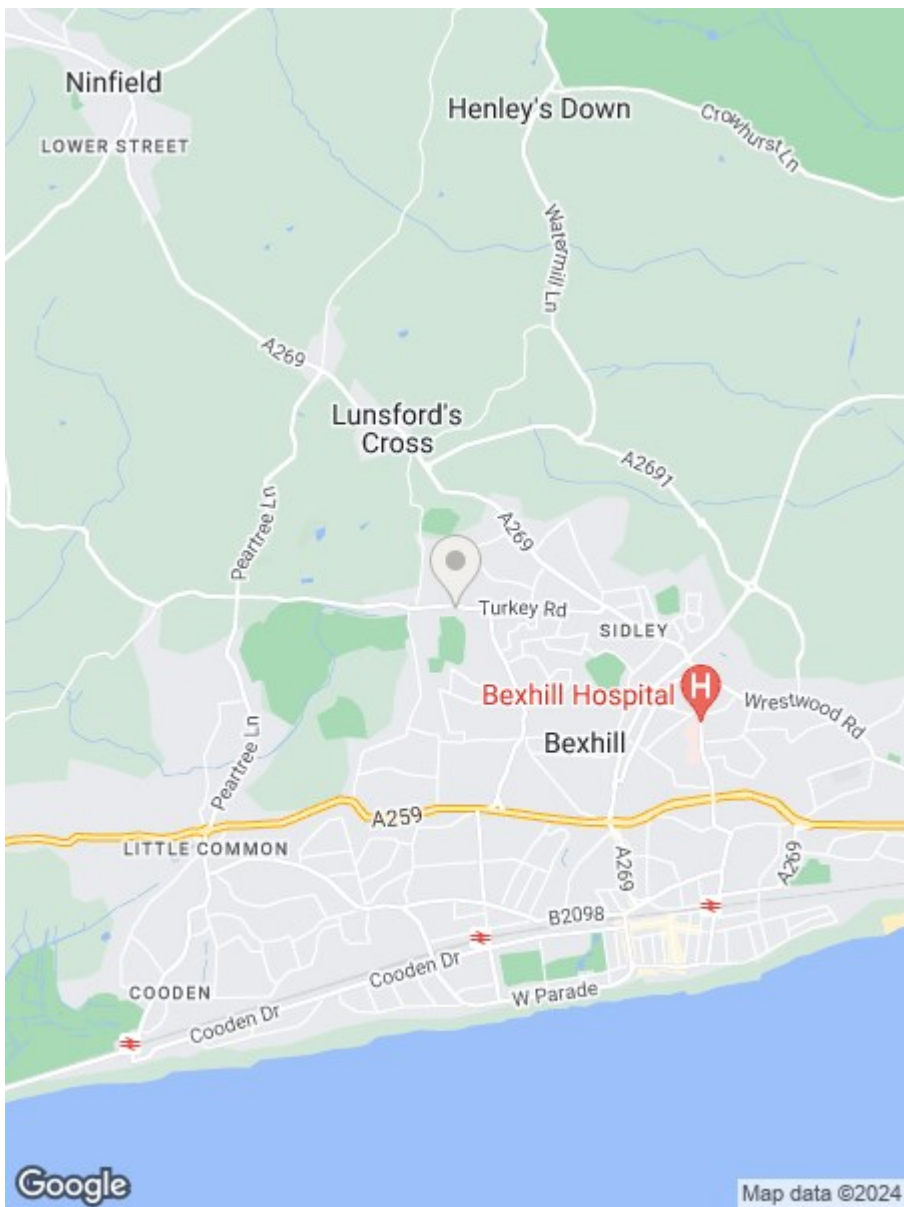


1ST FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 2618 sq.ft. (243.2 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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