

**RUSH
WITT &
WILSON**



**6 St. Margarets Crescent, Bexhill-On-Sea, East Sussex TN39 4RE
£595,000**

A beautifully presented three/four bedroom detached family house with three first floor double bedrooms and shower room, ground floor bedroom with bathroom, wood burning stove in main reception room, oil fire central heating system, kitchen/breakfast room, stunning rural location with beautiful extensive gardens offering privacy and seclusion, detached double garage excellent off road parking, still with scope to extend, viewing comes highly recommended by RWW sole agents.



Entrance Lobby/Room

9'9 x 6'5 (2.97m x 1.96m)

Windows to both front and side elevation, with entrance door, free standing oiled fired central heating boiler, built in cloaks cupboard.

Entrance Hall

Double radiator, under stairs storage cupboards.

Living Room

30'7 x 12'9 (9.32m x 3.89m)

Bay window to front elevation, French doors lead to rear garden, two double radiators, freestanding wood burning stove sat on quarry tiled plinth.

Dining Room/Bedroom Four

14'1 x 11' 4 (4.29m x 3.35m 1.22m)

Window to side elevation, French doors lead out onto front garden, double radiator.

Shower Room

Recently fitted with shower cubicle with sliding door, electric shower unit, marble effect tiles, wc with low level flush, contemporary wall mounted wash hand basin with vanity drawers beneath, chrome heated towel rail, tiled walls.

Kitchen/Breakfast Room

15'8 x 9'4 (4.78m x 2.84m)

Recently fitted modern kitchen comprising a range of base and wall units with laminate wood effect straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, new oven and grill, induction hob, extractor canopy and light, plumbing for dishwasher.

Utility Area

Plumbing for washing machine and space for tumble dryer, worktop, two windows to the rear elevation with door leading to the rear garden.

First Floor Landing

Built in airing cupboard.

Bedroom One

15'7 x 12'1 (4.75m x 3.68m)

Windows to both front and side elevations, double radiator, fitted wardrobe cupboard.

Bedroom Two

17'4 x 10'3 (5.28m x 3.12m)

Window to rear elevation with beautiful views over the garden and woodland vista, double radiator, fitted wardrobe cupboard.

Bedroom Three

11'7 x 12'1 (3.53m x 3.68m)

Window to front elevation, double radiator, fitted wardrobe cupboards.

Bathroom

Suite comprising walk in shower with shower controls, shower head, wc with low level flush, inset wash hand basin with vanity unit beneath, double radiator, tiled walls, built in eaves storage access.

Outside**Front Garden**

Stunning gardens with a range of shrubbery, trees and plants of various kinds, offering a beautiful and attractive privately screened country garden with bricked paved pathway running to the front entrance and side entrances leading to the rear garden, off road parking for several vehicles at the front of the property accessed via lane, detached double garage.

Detached Double Garage

With pitched tiled roof, personal door to rear, power and light, two windows to the side elevation, up and over door.

Rear Garden

Extensive in size, southerly facing with extensive patio areas for alfresco dining, all enclosed with mature shrubbery and trees of various kinds with fencing, offering privacy and seclusion, large timber framed workshop with power and light, additional shed and green house to be found to the rear of the property, adjoining a stunning woodland vista, ideal for those looking for peace, quiet and tranquillity, stunning well kept mature gardens.

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.





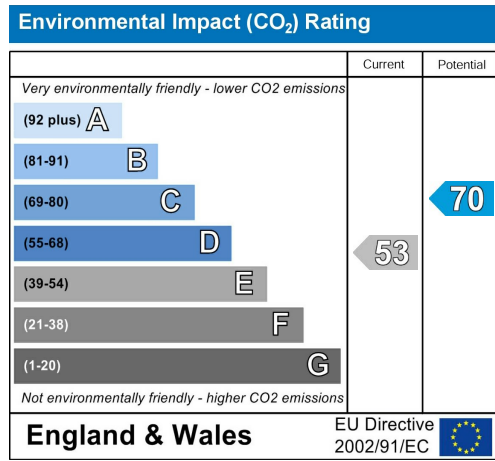
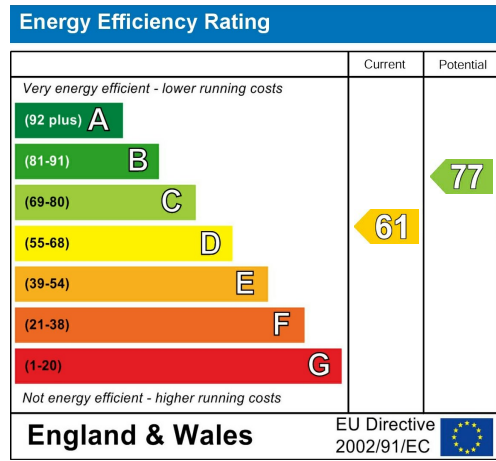
GROUND FLOOR
 APPROX. FLOOR
 AREA 823 SQ.FT.
 (76.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 614 SQ.FT.
 (57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 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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