46 Glenleigh Park Road, Bexhill-On-Sea, East Sussex TN39 4EE
Offers In Excess Of £675,000

An opportunity to acquire this stunning and exceptionally well presented four bedroom detached family house ideally located in the highly sought after area of Glenleigh Park. Offering bright and spacious accommodation throughout, the property comprises large entrance hall, fitted kitchen/breakfast room, bay fronted lounge, separate dining room, utility room and a w.c./wet room all to the ground floor. Whilst to the first floor there are four double bedrooms a family bathroom and separate w.c. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a stunning private and secluded rear garden which further benefits from a large log cabin, front garden and driveway providing off road parking for multiple vehicles leading to the garage/store room. Conveniently located in this popular tree lined avenue with close and easy access to local schools, amenities and parks. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning family home in this highly desired location.

Front Door
Obscured double glazed front door leading to:

Entrance Hall
Radiator, stairs leading to first floor, engineered oak flooring.

Kitchen
10'5" x 9'7 (3.18m x 2.92m)
Double glazed window to rear elevation overlooking the rear garden, double glazed French doors to the 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 straight edge solid woodwork surfaces, space for Rangemaster cooker with stainless steel splashback and fitted extractor hood above, breakfast bar, stainless steel bowl and a half sink with drainer and mixer tap, integrated dishwasher, space for American style fridge/freezer, part tiled walls, ceiling mounted spotlights.

Utility Room
6'0" x 8'2" (1.83m x 2.51m)
Double glazed window to side elevation, range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, wall mounted gas central heating boiler, gas meter, fitted shelving, part tiled walls, tiled floor and door with access to garage.

Lounge
14'5" x 12'0" (4.40m x 3.66m)
Recently fitted double glazed bay window to the front elevation, radiator, feature modern inset gas fireplace and engineered oak flooring.

Dining Room
18'3" x 12'10" (5.57m x 3.92m)
Double glazed windows and double glazed door to rear elevation giving access onto the rear garden, two radiators, engineered oak flooring.

Ground Floor Wet Room/WC
Obscured double glazed window to front elevation, heated chrome towel rail, low level w.c., wall mounted wash hand basin, fully tiled walls, wall mounted shower controls with shower attachment.

First Floor Landing
Double glazed window to front elevation, access to loft space with pull down ladder, radiator, large storage/linen cupboard with hanging space and slatted shelving.

Bedroom One
15'5" x 12'9" (4.72m x 3.91m)
Double glazed window to rear elevation overlooking the rear garden with far reaching roof top and tree top views, radiator, large range of fitted wardrobes comprising hanging space, shelving and drawers .

Bedroom Two
13'0" x 12'9" (3.98m x 3.90m)
Double glazed bay window to front elevation, radiator.

Bedroom Three
15'0" x 11'10" (4.59m x 3.62m)
Double glazed bay window to front elevation, radiator.

Bedroom Four
11'1" x 8'10" (3.38m x 2.71m)
Double glazed window to rear elevation overlooking the rear garden with far reaching roof top and tree top views, radiator.

Family Bathroom
Obscured double glazed windows to rear elevation, heated chrome towel rail White bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap, storage cupboards beneath, low level w.c. with concealed cistern. Fully tiled walls and floor.

Separate WC
Obscured double glazed window to side elevation, low level w.c.

Outside

Garage
10'8" x 8'4" (3.26m x 2.55m)
Double glazed window to side elevation, timber double garage doors, electric consumer unit, electric meter, fitted workbench, fitted shelving, under counter space for tumble dryer, fitted wall units. Light and power.

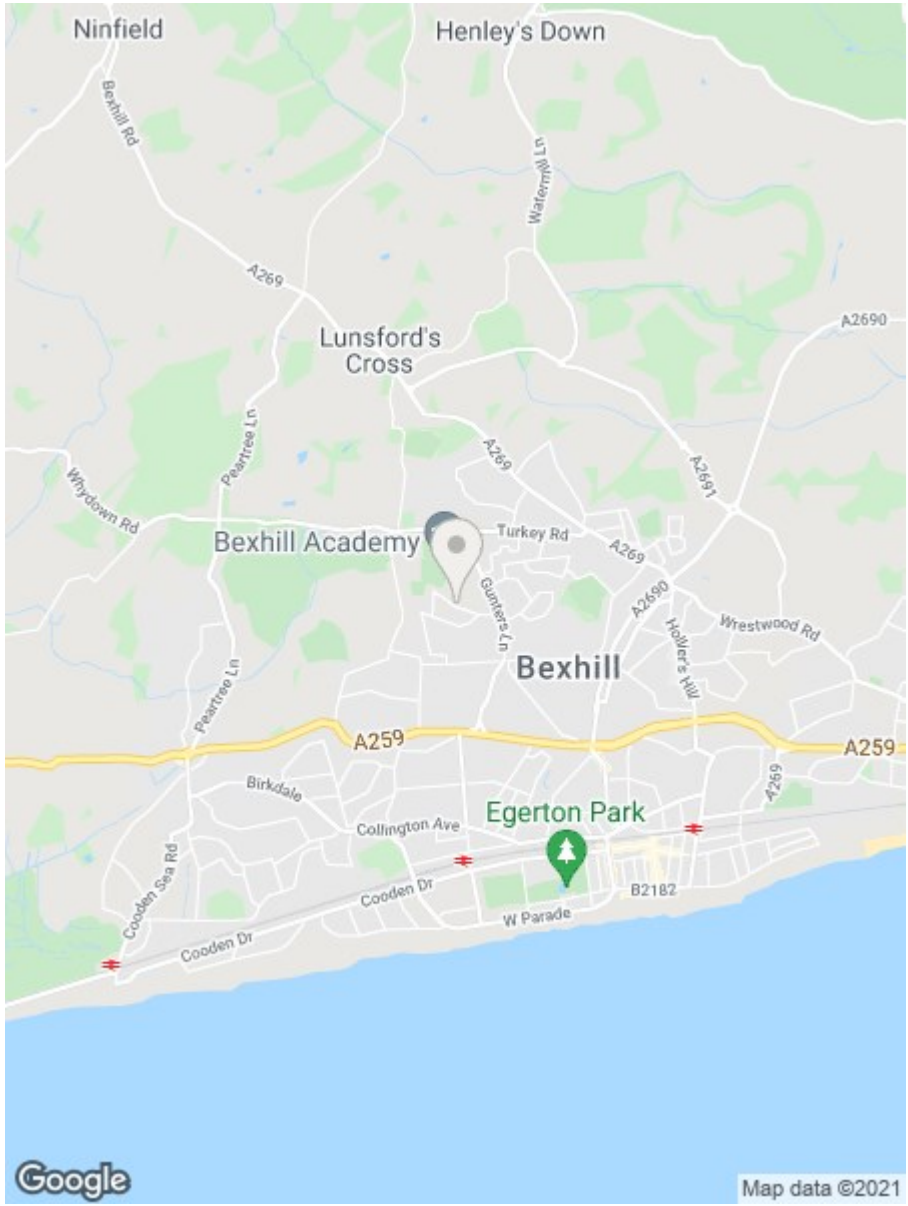
Rear Garden
Beautifully maintained private and secluded rear garden with a gravel laid patio area with the rest of the garden which is mainly laid to lawn with extensive and mature plant, shrub and hedge borders. Large log cabin, large timber garden shed, metal garden shed.

Log Cabin
16'9" x 13'2" (5.13m x 4.02m)
Timber decked veranda, glass panelled door leading in with single glazed windows to the front and side elevations, light and power.

Front Garden
Mainly laid to lawn with mature plants and shrubs, driveway providing off road parking for multiple vehicles leading to the garage, gated access down both sides of the property leading to the rear.

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.

FLOORPLAN
COMING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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