

**RUSH  
WITT &  
WILSON**



**8 Richmond Grove, Bexhill-On-Sea, East Sussex TN39 3EQ  
Offers In Excess Of £725,000**

**A truly beautiful four bedroom detached 1920's chalet house situated in the stunning Richmond Grove area of Bexhill by the seafront, the property comes with two ground floor principle bedrooms with en-suite bathroom and two further first floor bedrooms with bathroom, three reception rooms, original herringbone flooring, kitchen/breakfast room, utility room, wide sun entrance porchway, gas central heating system, double glazed windows and doors, private front and extensive rear garden, off road parking for several vehicles, single garage/ office studio, viewing comes highly recommended by RWW sole agents.**



**Entrance Porch/Sun Room**

Windows to the front and side elevation with door, terracotta floor tiling.

**Entrance Hallway**

Entrance door, window to the front elevation, under stairs storage cupboard, beautiful herringbone wood flooring, double radiator.

**Living Room**

19'5 x 16'6 (5.92m x 5.03m)

Two captain windows overlook the side elevation, bay window to the front, two double radiator, herringbone wood flooring, beautiful stone fireplace with real flame, coal effect gas fire.

**Study/Bedroom Four**

12'1 x 12'9 (3.68m x 3.89m)

Bay window to the front elevation, window to the side, double radiator, original fireplace.

**Dining Room**

12'4 x 13'7 (3.76m x 4.14m)

Bay window to the side elevation, further window to the rear, double radiator, brick fireplace.

**Kitchen/Breakfast Room**

15'4 x 14'1 (4.67m x 4.29m)

Window overlooks the rear elevation, modern fitted kitchen comprising a range of base and wall level units with solid granite worktops, one and half bowl enamel sink unit with single drainer and mixer tap, integrated dishwasher, Range Master cooker with five burner gas hob with hot plate, gas double ovens and grill, extractor canopy and light, tiled floor, two double radiators, American fridge/freezer, skylight.

**Bedroom One**

19'1 x 19'7 (5.82m x 5.97m)

Double radiator, window to side elevation, patio doors to rear open out onto the garden.

**En-Suite**

Comprising wc with low level flush, wall mounted wash hand basin with vanity unit beneath, ceramic floor tiling, tiled walls, double radiator, panelled bath with ornate hand shower attachment, obscure glass window overlooks the rear elevation.

**First Floor Landing**

Bay window to the front southerly elevation, double radiator, door giving access to eaves storage area.

**Bedroom Two**

12'4 x 10'7 (3.76m x 3.23m)

Double radiator, windows to both front and side elevations, access to eaves storage space, built in wardrobe cupboard with hanging rails and additional storage. Cupboard housing Worcester boiler.

**Bedroom Three**

13'2 x 12'4 (4.01m x 3.76m)

Double radiator, window to front and side elevations, built in wardrobe cupboard.

**Bathroom**

Suite comprising panelled bath, pedestal wash hand basin, walk in sower unit with electric shower, controls and showerhead, single radiator, obscure glass window to the rear elevation, part tiled walls, built in linen cupboard.

**Separate WC**

WC with low level flush, obscure glass window to the rear elevation.

**Outside****Front Garden**

Mainly laid to lawn, all enclosed with mature shrubbery, hedging and fencing to all sides, bricked paved pathway to front entrance door, extensive off road parking to be found on brick paved driveway area.

**Rear Garden**

Extensive in size, mainly laid to lawn, beautifully kept with a whole host of shrubbery, plant and trees offering privacy and seclusion, large patio are for alfresco dining, summer house to the rear, timber framed shed, all enclosed with fencing, outside water tap, gate to side.

**Garage/ Studio/ Office**

15'10 x 21'2 (4.83m x 6.45m)

Windows overlook the side and rear elevations, vaulted ceiling, double doors.

**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.

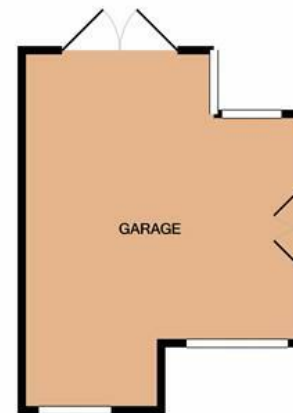




GROUND FLOOR  
APPROX. FLOOR  
AREA 1355 SQ.FT.  
(125.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 706 SQ.FT.  
(65.6 SQ.M.)

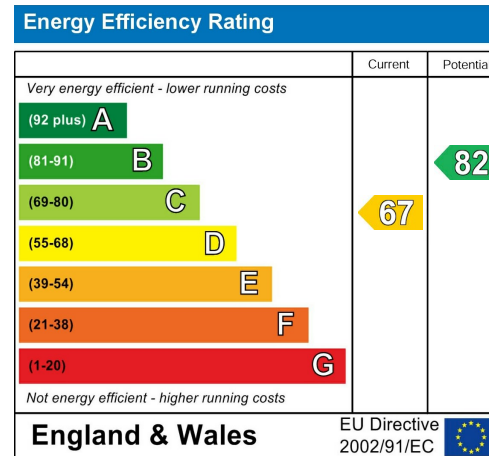


DETACHED GARAGE  
APPROX. FLOOR  
AREA 297 SQ.FT.  
(27.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2359 SQ.FT. (219.1 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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