

RUSH
WITT &
WILSON



**9 Beatrice Walk Gunters Lane, Bexhill-On-Sea, East Sussex TN39 4EW
£396,800 Freehold**

A beautifully situated four bedroom detached house in the Glenleigh Park area of Bexhill, set in a quiet private cul-de-sac position with accommodation on the ground floor comprising kitchen/breakfast room, lounge/dining room, utility and downstairs cloakroom and on the first floor there are four bedrooms, one with an en-suite and a family bathroom. Other benefits include double glazed windows and doors, gas central heating system, single garage, off road parking, private front and southerly facing rear garden. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Entrance Hall

Front door opening to entrance hall with single radiator, under-stairs storage cupboard, door leading into the garage and utility room.

Cloakroom/WC

Obscured glass window over the front elevation, wc with low level flush, wall mounted wash hand basin with tiled splashback, single radiator.

Lounge/Dining Room

16'1 x 15'10 (4.90m x 4.83m)

Window to rear elevation and patio doors to rear garden, two single radiators, real flame gas fire inset into granite effect surround, hardwood mantle.

Kitchen/Breakfast Room

10'7 x 9'10 (3.23m x 3.00m)

Window to front elevation, door to side, two double radiators, fitted kitchen comprising a range of base and wall units with laminated roll edge work surfaces, one and a half bowl single drainer sink unit with mixer tap, electric hob with brush stainless steel extractor canopy and light, built-in double oven with grill, plumbing for dishwasher, built-in fridge, tiled splash-backs, concealed lighting.

Utility Room

Window and door to rear elevation, base units with single drainer stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, tiled splash-backs, wall mounted gas boiler.

First Floor

Landing

Access to roof space, built-in airing cupboard with pre-lagged hot water cylinder and slatted shelving.

Bedroom One

13'10 x 10'11 (4.22m x 3.33m)

Two windows to front elevation, two single radiators, built-in wardrobes either side and bedside tables.

En-Suite

Comprising walk-in double width shower with electric shower controls, pedestal wash hand basin, wc with low level flush, tiled walls, single radiator, obscure glass window to side elevation.

Bedroom Two

10'10 x 9'8 (3.30m x 2.95m)

Window to rear elevation, single radiator, built-in wardrobe cupboards.

Bedroom Three

9'9 x 8'11 (2.97m x 2.72m)

Window to front elevation, single radiator.

Bedroom Four

9' x 7'6 (2.74m x 2.29m)

Window to rear elevation, single radiator.

Bathroom

Suite comprising panelled bath with ornate hand shower fitment, wc. with low level flush, pedestal wash hand basin, part tiled walls, single radiator, obscure glass window to the rear elevation, built-in cupboard.

Outside

Front Garden

The front garden is mainly laid to lawn and all enclosed with a picket fence and well established shrub and flower beds, pathway to front entrance, brick driveway for off road parking.

Single Garage

Metal up and over door, personal door into entrance hall, power and light connected.

Rear Garden

Mainly laid to lawn with a southerly aspect and a variety of mature shrubs with flower borders, patio area for alfresco dining, timber framed shed and all enclosed by fencing and some trellising, outside water tap.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. **Particulars:** These particulars are not an offer or contract,

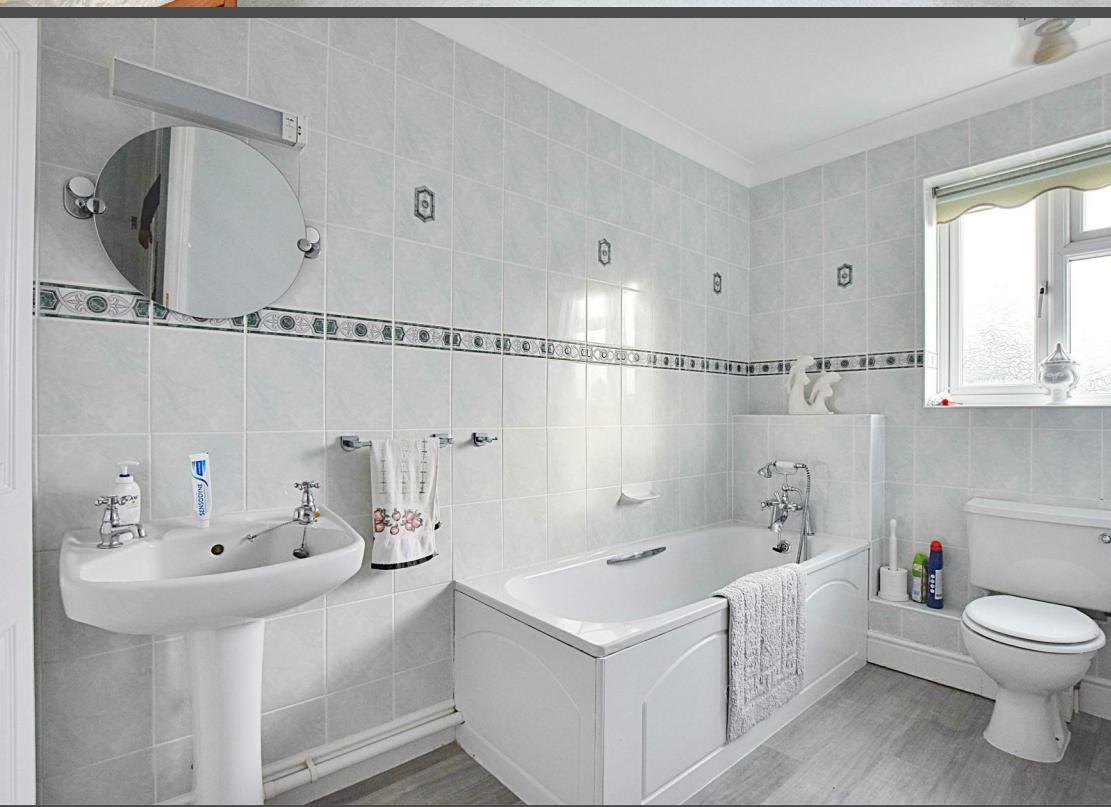
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4. **VAT:** The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



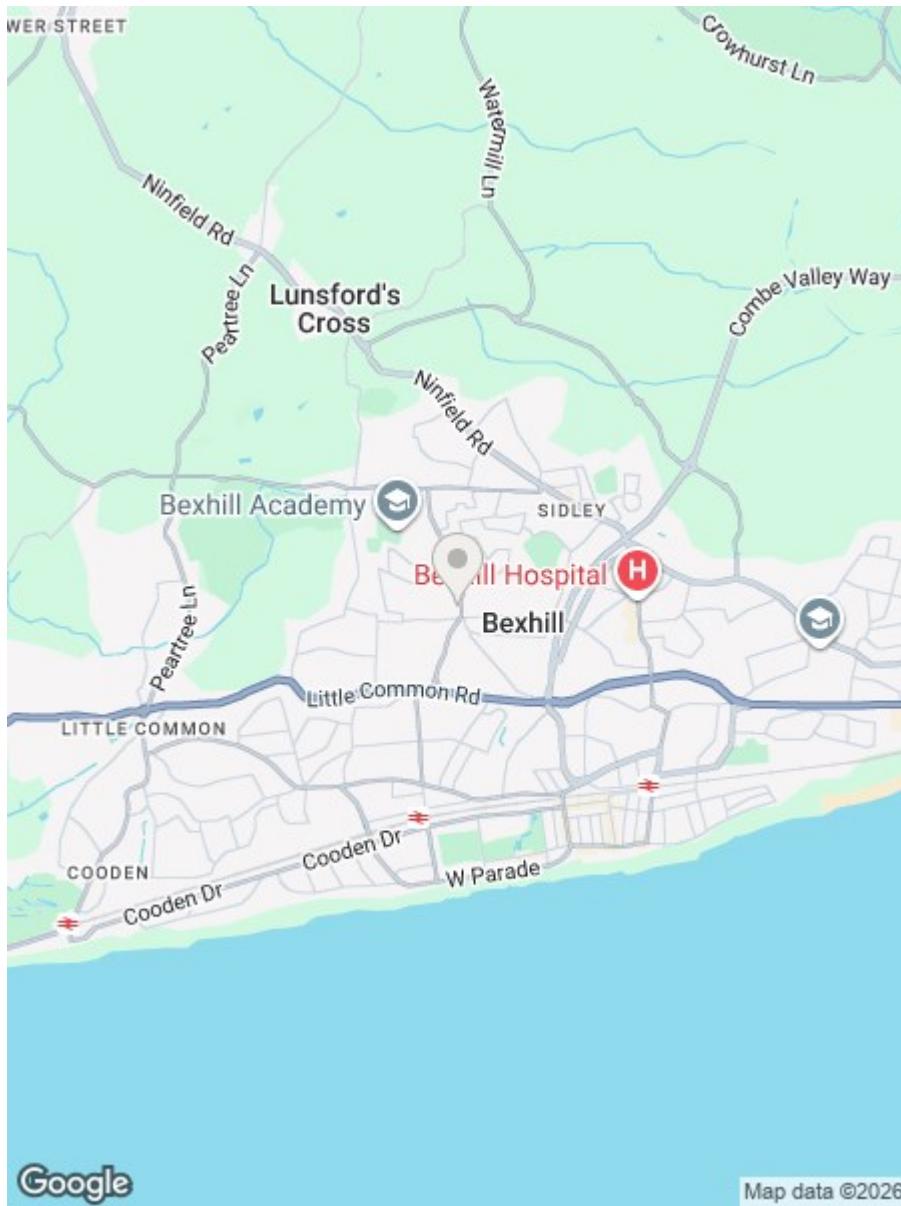
1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.6 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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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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC