

**RUSH
WITT &
WILSON**



**63 Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QB
£629,950**

Rush Witt & Wilson are delighted to welcome to the market this impressive and extended three/four bedroom detached house with a stunning south facing garden. Offering bright and spacious accommodation throughout, the property comprises a fantastic open plan kitchen/family room with modern fitted kitchen backing onto the garden, separate lounge, separate dining room that has previously been used as a fourth bedroom/guestroom, ample sized utility room, gym/hobby room and w.c. all to the ground floor. Whilst to the first floor there are three double bedrooms with the master bedroom benefiting from modern fitted en-suite shower room, a family bathroom and a separate w.c. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a beautifully presented and secluded south facing rear garden with extensive and mature plants shrubs and hedges, whilst to the front of the property there is a front garden and driveway providing off road parking for multiple vehicles leading to the single garage. Ideally located in the sought after location of Little Common in West Bexhill and within close distance to the village and main bus routes, viewing comes highly recommended to appreciate this beautiful property in this highly desired location.



Front Door

Large timber front door with obscure glass panelled window leading to hallway.

Hallway

Good sized hallway with front aspect double glazed leaded light windows, stairs leading to first floor. Door with access to lounge and door with access to the family room/kitchen.

Ground Floor WC

Low level w.c., corner mounted wash hand basin with mixer tap, extractor fan and recessed ceiling spotlights.

Lounge

22'11" x 12'3" (7m x 3.74m)
Double glazed leaded light windows to the front and the side aspects, internal leaded light windows looking through to the kitchen/family room. Radiator, large feature fireplace with decorative bricks around and open fire, exposed timber ceiling beams, door leading through to hallway, door leading through to kitchen/family and door leading through to dining room.

Dining Room/Ground Floor Bedroom

17'0" x 10'11" (5.19m x 3.35m)
Double glazed leaded light windows to the side and front aspects, radiator, exposed timber ceiling beams. Door leading back through to lounge and door leading through to kitchen/family room. This room has been used very well in the past as a ground floor bedroom/guestroom.

Kitchen/Family Room

29'7" x 14'2" (9.02m x 4.33m)
Rear aspect double glazed windows overlooking the rear garden and set of double glazed doors giving access to the rear garden patio, two radiators. Modern fitted kitchen with a range of base level soft close units comprising cupboards and pan drawers and all cupboards are fitted with pull out wire drawers, two integrated electric eye level multi-function ovens with side opening doors, worktop mounted induction hob with designer extractor hood above, kitchen island/breakfast bar with base level units with soft close pan drawers, straight edge worktop surface, breakfast bar, pop up power/USB point, inset stainless steel sink with mixer tap, space for free standing fridge/freezer, large tall cupboard unit with fitted pull out drawers and shelves, built-in cupboard with hanging space and shelving, recessed ceiling spotlights, door giving access to utility room.

Utility Room

11'8" x 7'10" (3.57m x 2.41m)
Double glazed door giving access to the rear garden. Range of matching base level units with straight edge worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, plumbing space for dishwasher and door giving access to the gym/hobby room.

Gym/Hobby Room

10'7" x 8'8" (3.25m x 2.65m)
Door leading through to garage, double glazed door leading to the utility.

First Floor Landing

Side aspect double glazed leaded light windows, radiator, access to loft space with loft ladder and pressurised hot water cylinder in the loft.

Bedroom One

18'2" x 11'0" (5.55m x 3.36m)
Double glazed leaded light windows to the front, side and rear aspects, radiator, a range of fitted bedroom furniture including drawer unit, wardrobes with hanging space and shelving, door with access to en-suite shower room.

En-Suite Shower Room

Rear aspect double glazed leaded light windows overlooking the rear garden, heated chrome towel rail. Modern white bathroom suite comprising low level w.c., wall mounted wash hand basin with mixer tap and walk-in shower cubicle with glass shower screens, wall mounted shower controls, shower attachment and rain effect shower head, fitted bathroom mirror with light, recessed ceiling spotlights, extractor fan.

Bedroom Two

12'7" x 11'5" (3.85m x 3.49m)
Front aspect double glazed leaded light windows, radiator, a range of bedroom furniture with mirrored wardrobes comprising hanging space and shelving.

Bedroom Three

11'0" x 8'6" (3.36m x 2.61m)
Front aspect double glazed window, radiator, double wardrobe and chest of drawers.

Bathroom

Rear aspect double glazed leaded light windows, heated chrome towel rail. Modern fitted bathroom suite comprising panel enclosed bath with mixer tap, shower attachment and rain effect shower head, vanity unit with wash hand basin and mixer tap, electric bathroom mirror with light, recessed ceiling spotlights, extractor fan.

Separate WC

Rear aspect double glazed leaded light windows, heated chrome towel rail, low level w.c., wall mounted corner wash hand basin unit with mixer tap.

Integral Garage

19'7" x 9'0" (5.98m x 2.76m)
With leaded light side aspect windows, roller garage door, gas central heating boiler, gas meter, electric meter, electric consumer unit.

Outside

Front Garden

Double gated drive access to the driveway which provides off road parking for multiple vehicles. The front garden has mature plant, shrub and hedge borders, gated access down one side of the property.

Rear Garden

Exceptionally well presented south facing rear garden with sun patio and the rest of the garden being mainly laid to lawn with extensive and mature plant, shrub and hedge borders, timber garden 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.





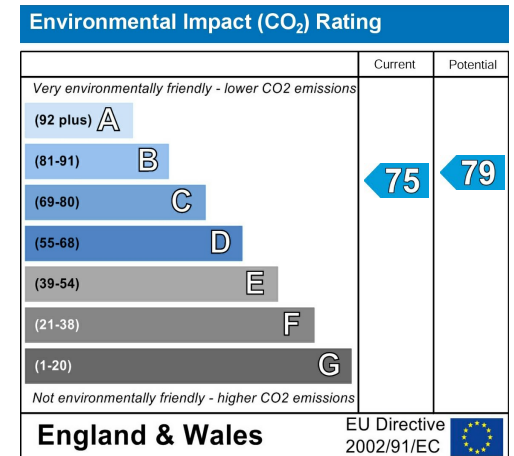
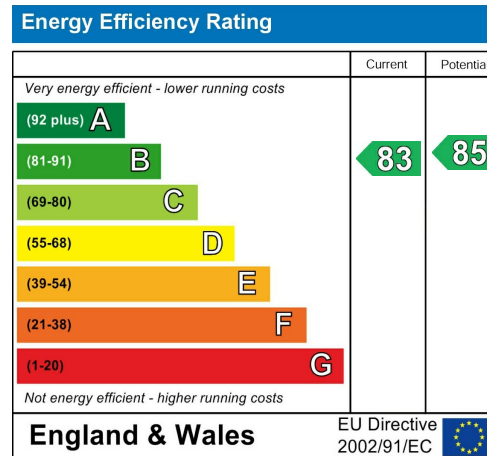
GROUND FLOOR
APPROX. FLOOR
AREA 1403 SQ.FT.
(130.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2050 SQ.FT. (190.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan displayed 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 at such by any prospective purchaser.
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