

**RUSH
WITT &
WILSON**



**20 Beacon Hill, Bexhill-On-Sea, East Sussex TN39 5DF
Offers In Excess Of £355,000**

A beautifully presented four bedroom detached house with garage, backing onto woodland scene, downstairs cloakroom, kitchen/ breakfast room, upvc conservatory, utility room, en-suite to master bedroom, gas central heating system, double glazed windows and doors, private front and rear gardens, off road parking, cul-de-sac position. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

Entrance door window to side, double radiator, built-in storage cupboard and oak effect flooring.

Cloakroom

W.C. with low level flush, wall mounted wash hand basin with tiled splashback, single radiator, obscure glass window to the side elevation.

Living Room

13'7 x 13'6 into bay (4.14m x 4.11m into bay)
Double radiator, fireplace with electric fire.

Kitchen/Breakfast Room

19' x 11'6 (5.79m x 3.51m)
Windows to rear elevation onto the rear garden. Fitted kitchen comprising a range of base and wall units with laminated roll edge worktops, one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, gas hob with electric oven and grill beneath, extractor canopy with light, plumbing for dishwasher. In the breakfast room area is a single radiator and French doors leading out to conservatory and oak effect laminate flooring. Two single radiators.

Utility Room

Single radiator, door to side, base units with laminated roll edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, oak effect flooring.

Conservatory

9'8 x 8' (2.95m x 2.44m)
Overlooks the rear garden, double radiator, door leading outside.

First Floor Landing

Window to side elevation, access to roof space, double door built-in airing cupboard.

Bedroom One

11'3 x 10'4 (3.43m x 3.15m)
Window to rear elevation onto the rear garden, single radiator, built-in wardrobe cupboard.

En-Suite Shower Room

Suite comprising walk-in shower with controls, w.c. with concealed cistern , inset wash hand basin, inset wash hand

basin, single radiator, obscure glass window to side elevation.

Bedroom Two

11'5 x 8'3 (3.48m x 2.51m)
Window to rear elevation, built-in wardrobe cupboard.

Bedroom Three

11'3 x 8'9 (3.43m x 2.67m)
Window to front elevation, single radiator, built-in wardrobe cupboard.

Bedroom Four

9'9 x 8'6 (2.97m x 2.59m)
Window to front elevation, single radiator, built-in bedroom furniture comprising wardrobe and drawers, dressing table and overhead storage cupboard.

Bathroom

Suite comprising panelled bath with ornate shower hand attachment, inset wash hand basin with w.c. concealed cistern, single radiator, obscure glass window to side elevation, electric shaver point.

Outside

Front Garden

Mainly laid to lawn enclosed with some shrubbery to one side, off road parking for vehicles.

Garage

With up and over door, power and light and personal door into the rear garden.

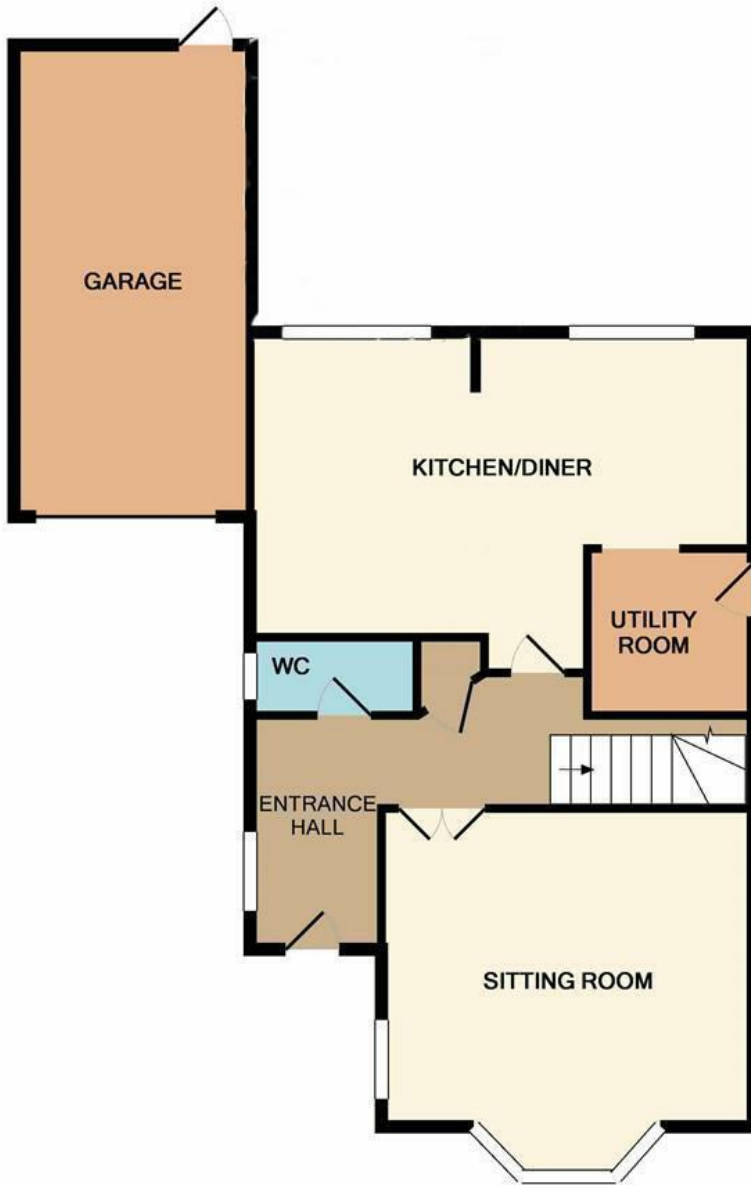
Rear Garden

The rear garden backs out onto a woodland-like scene and all enclosed with high level fencing and some trellising and well stocked shrub beds and patio area for alfresco dining, side access, timber framed shed, private and secluded rear garden.

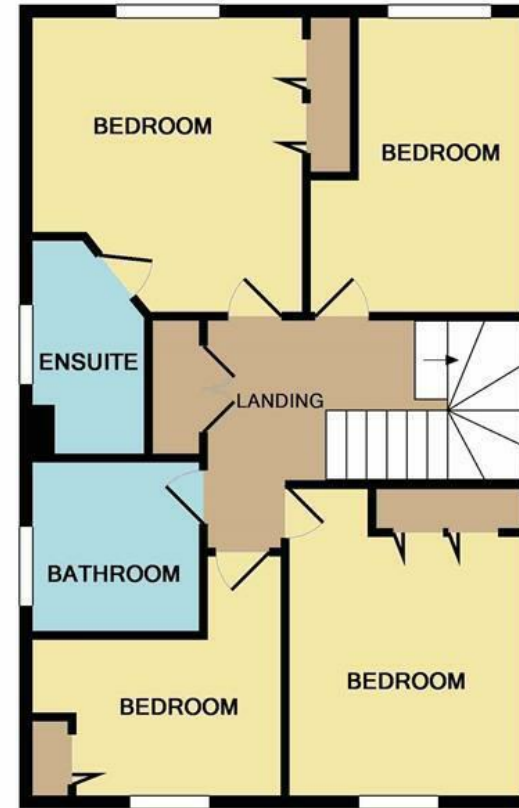
Agents Note

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

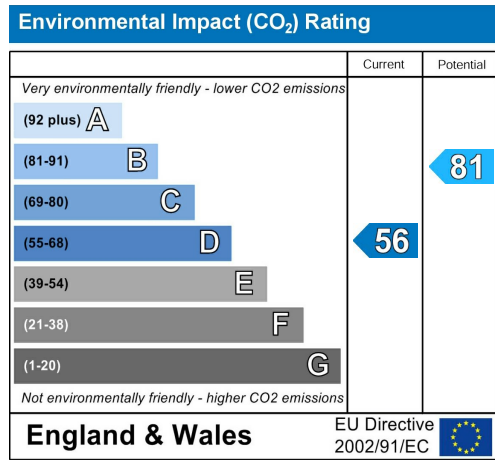
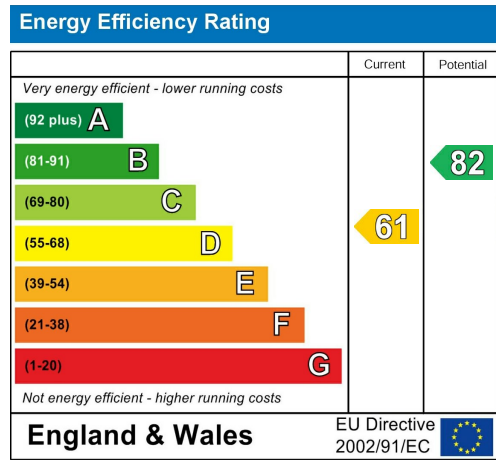
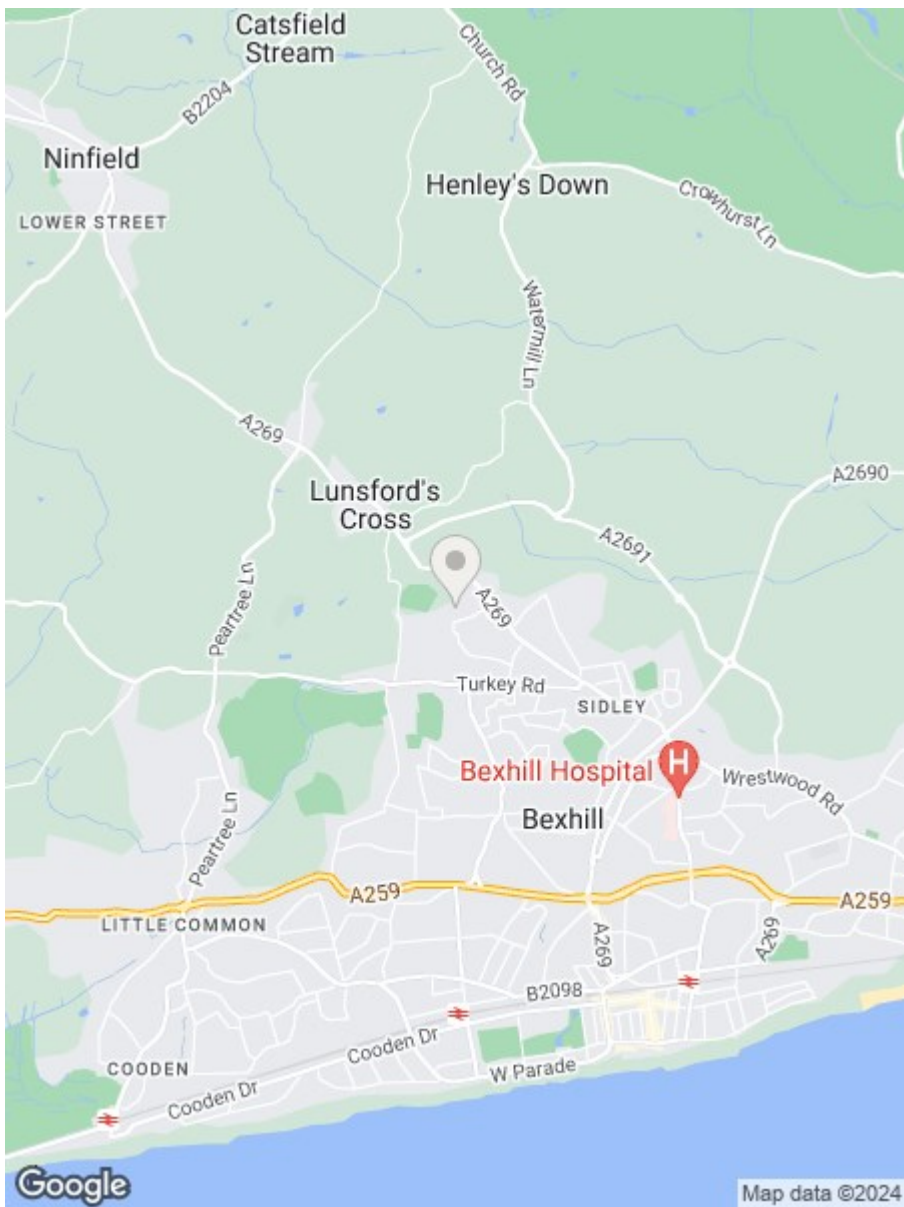




GROUND FLOOR



1ST FLOOR



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