

**RUSH  
WITT &  
WILSON**



**30 Warwick Road, Bexhill-On-Sea, East Sussex TN39 4HG  
£635,000**

**A stunning four bedroom detached Edwardian house with beautiful extensive private front and rear gardens, two reception rooms, gas central heating system, partially double glazed windows and doors, two bathroom's one en-suite, very fine example of Edwardian architecture and refinement, modern kitchen/ breakfast room, downstairs cloakroom, off road parking, single garage, viewing comes highly recommended by RWW sole agents. Council Tax Band E.**



### **Entrance Vestibule**

With window and door to the front elevation, terracotta floor tiling.

### **Entrance Hall**

With entrance door and stained glass window, double radiator, window to the side elevation, under stairs storage cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, tiled splashbacks.

### **Living Room**

20'9 x 15'8 (6.32m x 4.78m)

Two double radiators, bay window to the rear elevation, window to the front, door leading out onto the rear garden, a beautiful Edwardian style real flame gas, coal effect fireplace.

### **Dining Room**

15'4 x 13'7 (4.67m x 4.14m)

Single radiator and double radiator, Edwardian style fireplace with wood burning stove.

### **Kitchen/Breakfast Room**

19'3 x 9'7 (5.87m x 2.92m)

Double radiator, window to the side elevation, patio doors lead out onto the rear garden, modern base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, built in dishwasher, built in double oven with grill, built in fridge/freezer, five burner gas hob with matching brushed stainless steel extractor canopy with light, area for table and chairs, tiled floor.

### **First Floor Landing**

Beautiful turned staircase, window to the side elevation, access to roof space.

### **Bedroom One**

13'10 x 12'5 (4.22m x 3.78m)

Bay window to the front elevation, double radiator, fitted wardrobe cupboard and drawers.

### **Bedroom Two**

16'5 x 11'2 (5.00m x 3.40m)

Bay window to the rear elevation with beautiful garden views, double radiator, Edwardian fireplace.

### **Bedroom Three**

12'2 x 9'6 (3.71m x 2.90m)

Window to the side elevations, double radiator, Edwardian fireplace.

### **En-Suite**

Comprising panelled bath with hand/shower attachment, shower screen, pedestal wash hand basin with mirror, light and shaver point, window to the side elevation, tiled floor, wc with low level flush.

### **Bedroom Four**

14'2 x 6'3 (4.32m x 1.91m)

Window to the side elevation, double radiator, inset wash hand basin with vanity unit beneath, tiled splashback.

### **Bathroom**

Walk in double width shower with chrome controls and chrome showerhead, sliding doors, wc with low level flush, corner wash hand basin, chrome heated towel rail, tiled walls, tiled floor, window to the side elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with beautiful mature shrubbery, tree and plants of various kinds, chipped bark area areas for low maintenance, paths lead to side access and front entrance, enclosed on both sides with fencing, off road parking available on the driveway.

#### **Rear Garden**

Extensive in size, mainly laid to lawn, with sun terrace for alfresco dining, the garden has a whole host of mature shrubbery, plants and trees of various kinds offering privacy and seclusion, two timber framed sheds, side access is available, outside water tap, all enclosed with fencing to all sides.

#### **Garage**

Metal up and over door, personal door and window to the rear elevation, space for white goods, power and light, plumbing for washing machine, wall unit, vent for tumble dryer.

#### **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  
977 sq.ft. (90.8 sq.m.) approx.

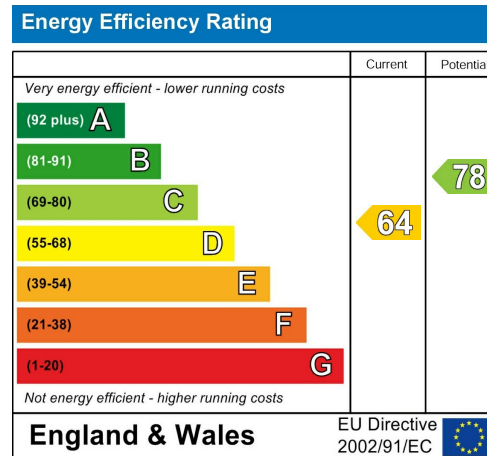
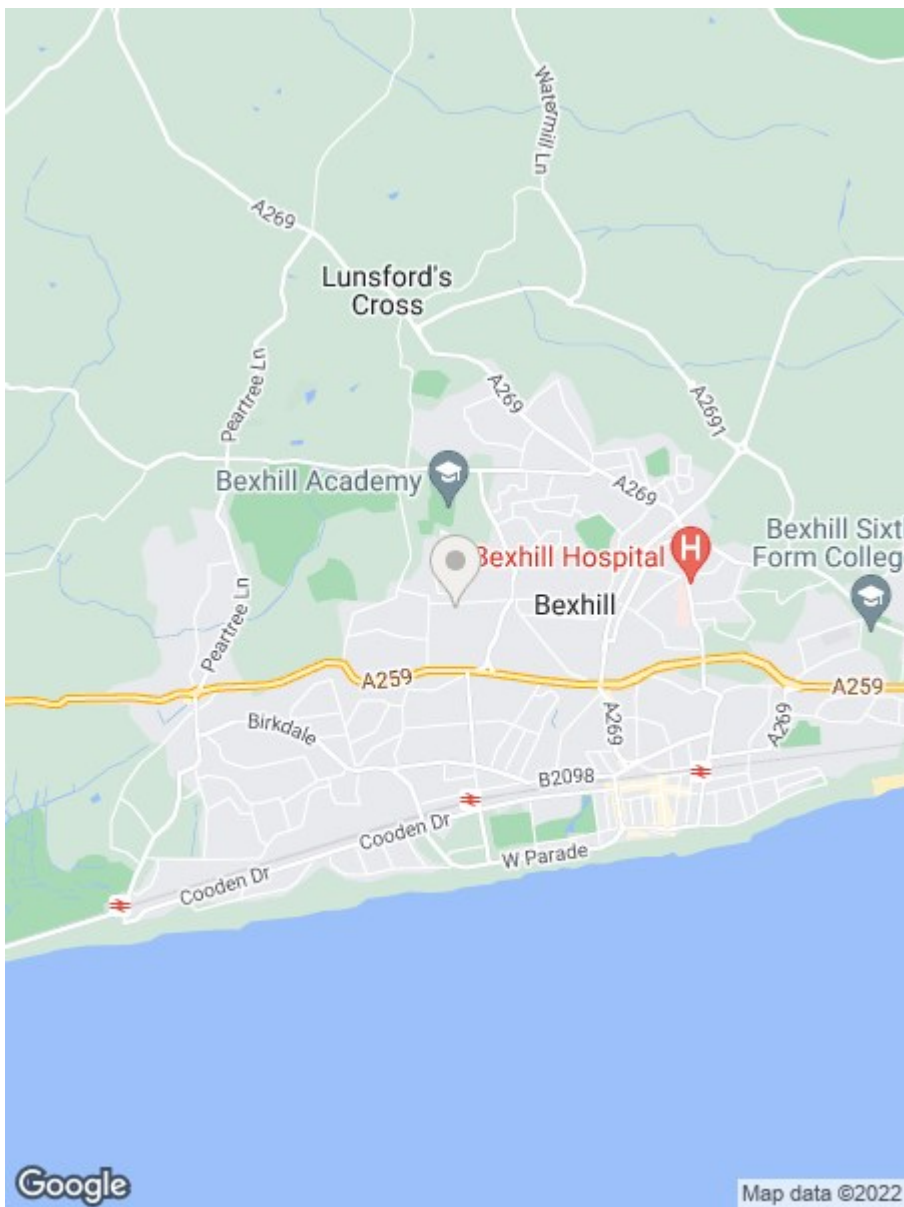
1ST FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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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