

**RUSH  
WITT &  
WILSON**



**24 Richmond Avenue, Bexhill-On-Sea, East Sussex TN39 3EG**  
**Guide Price £850,000**

**A very special detached three/ four bedroom seaside chalet style house situated adjacent to the stunning Bexhill seafront with gorgeous sea views, bespoke built by local architect which offers bright and extensive accommodation, double glazed windows and doors, sunroom, living room, separate dining room, two ground floor bedrooms with bathroom, first floor bedrooms with bathroom, detached double garage, extensive private front and rear gardens, stunning sea views, gas central heating system with underfloor heating to the ground floor, access available via South Cliff and Richmond Avenue, beautiful south facing rear garden. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hallway**

With entrance door, obscured glass window to the front elevation, large built in cloaks cupboard, additional storage cupboard.

### **Cloakroom**

WC with low level flush, pedestal wash hand basin, tiled splashbacks, single radiator, obscured glass window to the front elevation.

### **Living Room**

19'1 x 15'5 (5.82m x 4.70m)

Window overlooks the rear elevation over the rear garden with sea views, art deco tiled fireplace.

### **Sunroom**

23'1 x 8'7 (7.04m x 2.62m)

uPVC construction, overlooking the rear southerly gardens with sea views, personal door leads out to the side on to a beautiful lawned area.

### **Dining Room**

10'8 x 10'9 (3.25m x 3.28m)

Windows overlook the side and rear elevations with beautiful sea views, door leads out to patio, double radiator.

### **Kitchen**

15'10 x 9'10 (4.83m x 3.00m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, composite twin bowl single drainer sink unit with mixer tap, plumbing for dishwasher, induction hob with extractor canopy and light, tiled splashbacks, integrated oven and grill with additional oven and grill above, door leading to side elevation, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, wall mounted modern gas central heating and domestic hot water boiler, obscure glass window overlooks the front elevation.

### **Bedroom One**

15'7 x 12'1 (4.75m x 3.68m)

Two windows overlook the front elevation, obscure glass window to the side.

### **Bedroom Two**

15'10 x 13'1 (4.83m x 3.99m)

Window to the rear elevation, obscure glass window to the side.

### **Bathroom**

Suite comprising panelled bath with hand-shower attachment, walk in shower cubicle with controls and showerhead, wc with low level flush, bidet, pedestal mounted wash hand basin, single radiator, obscure glass window to the front elevation, half height wall tiling.

### **First Floor Landing**

Accessed via a beautiful open tread staircase with wrought iron railings and wooden banister, window overlooks the front elevation with stunning sea views, exposed floorboards, access to roof space with excellent potential for further development subject to planning.

### **Bedroom Three**

18'8 x 12'9 (5.69m x 3.89m)

Window overlooking the southerly rear elevation with stunning sea views, single radiator, large built in wardrobe cupboard.

### **Bedroom Four/Office**

11'9 x 13'9 (3.58m x 4.19m)

Window to the side elevation with sea views, single radiator, access to eaves storage cupboards.

### **Jack And Jill Bathroom**

Suite comprising walk in shower cubicle with electric shower unit, controls and showerhead, wc with concealed cistern, inset wash hand basin with vanity unit beneath, double radiator, mirror with shaver point and light, window overlooks the front elevation.

### **Outside**

#### **Front Garden**

Extensive in size, with beautiful lawned areas, well stocked plants, shrubs and trees of various kinds offering privacy and seclusion, sweeping driveway with extensive off road parking, bin store area.

#### **Detached Double Garage**

With up and over door, power and light, personal door to side. There is a potting shed attached to the rear of the garage with shelving, power and light.

#### **Rear Garden**

Southerly facing, extensive in size with beautiful lawned areas, all enclosed with mature shrubbery, plants and trees

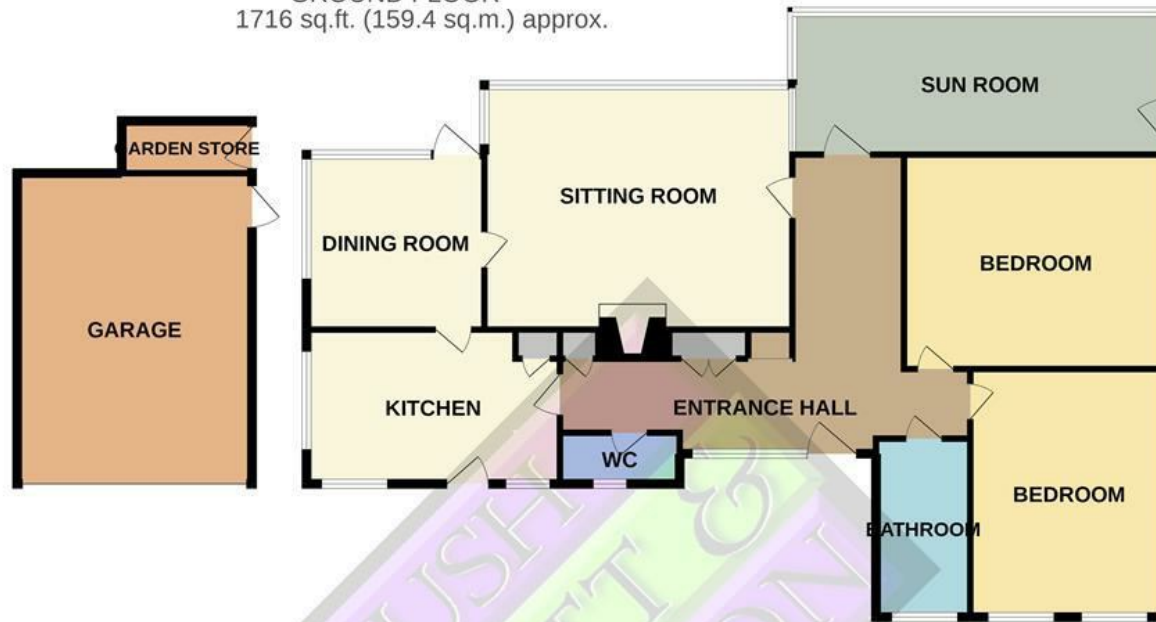
of various kinds, patio areas, raised flowerbeds, enclosed to the rear and side with fencing, additional gated access to the rear garden via Southcliff .

### **Agents Note**

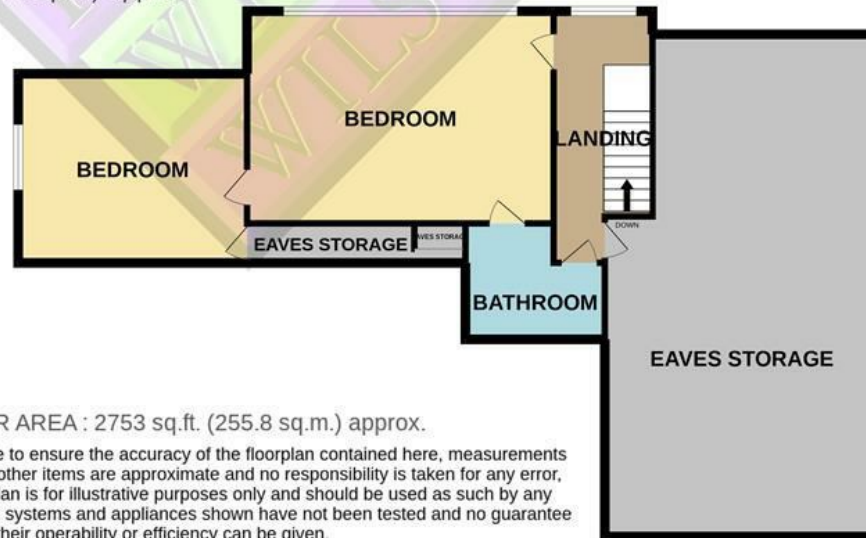
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1716 sq.ft. (159.4 sq.m.) approx.



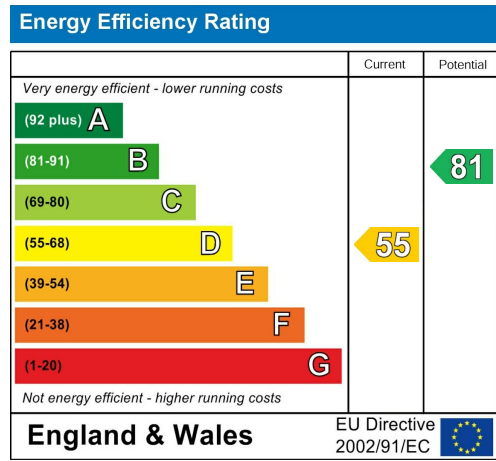
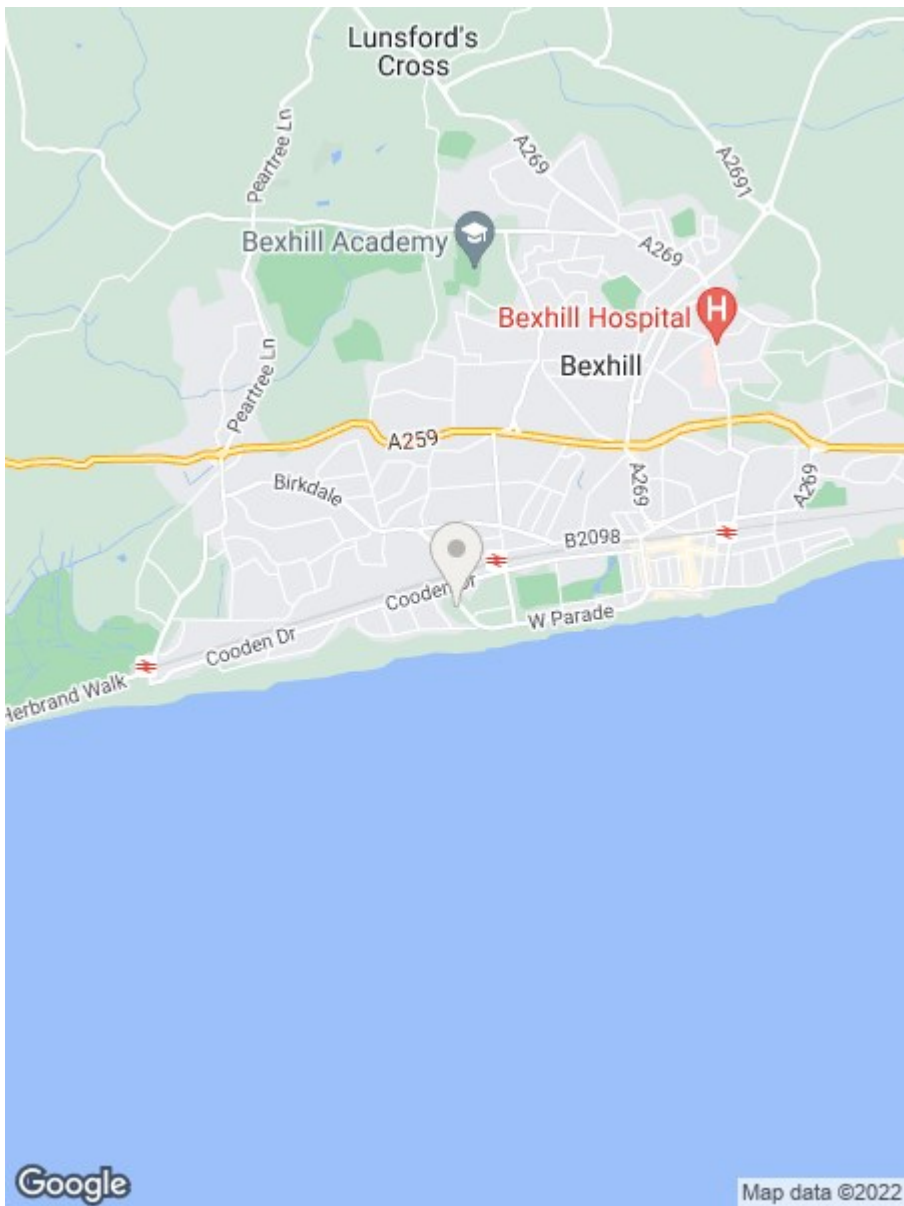
1ST FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 2753 sq.ft. (255.8 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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