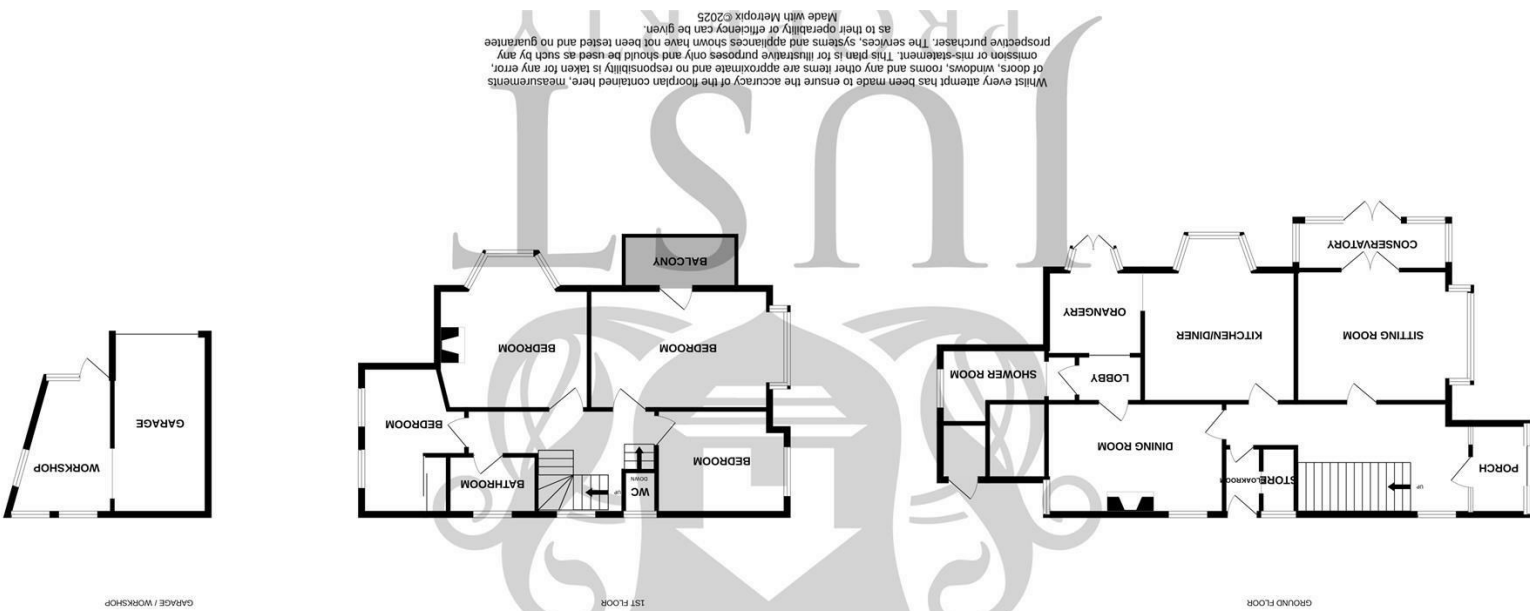




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	66	82
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



# FLOORPLANS

94 Dorset Road, Bexhill-On-Sea, TN40 2HS

www.justproperty.net



Freehold

£675,000

94 Dorset Road, Bexhill-On-Sea, TN40 2HS







Freehold

£675,000

4 Bedrooms 3 Receptions 2 Bathrooms 2131.25 sq ft

## PROPERTY DETAILS

Just Property is very proud to offer this exciting opportunity to acquire a spectacular Victorian house that has been immaculately presented. The property is conveniently located within close proximity to local schooling, travel links, and amenities. Having been carefully thought out by the current owners, the property boasts a blend of Victorian charm alongside a bright and airy feel throughout.

The living accommodation is arranged over two floors and can only truly be appreciated by seeing the layout in person. As you enter, you're greeted by an impressive reception hall that sets the house off perfectly. The large dual-aspect lounge hosts an abundance of natural light as well as its own private French doors leading to the charming sunroom, which overlooks the secluded gardens, making it the ideal space for either entertaining or al fresco dining. Each room boasts its own level of character, featuring original open fireplaces that enhance the Victorian charm. The heart of the home is undoubtedly the stunning family kitchen space; this area enjoys a southerly aspect and plenty of storage opportunities. Beyond the kitchen, you can find the recently added orangery with French doors out to the garden. This room allows the ground floor to flow effortlessly, making all the rooms connect seamlessly with one another.

The first floor is where all four very spacious bedrooms, each with their own charm, can be found. The master bedroom and guest room come equipped with vanity units for added convenience, ensuring comfort for family and guests alike. Additionally, there are three well-appointed bathrooms to cater to the needs of a busy lifestyle or family, while an additional utility room offers practical functionality.

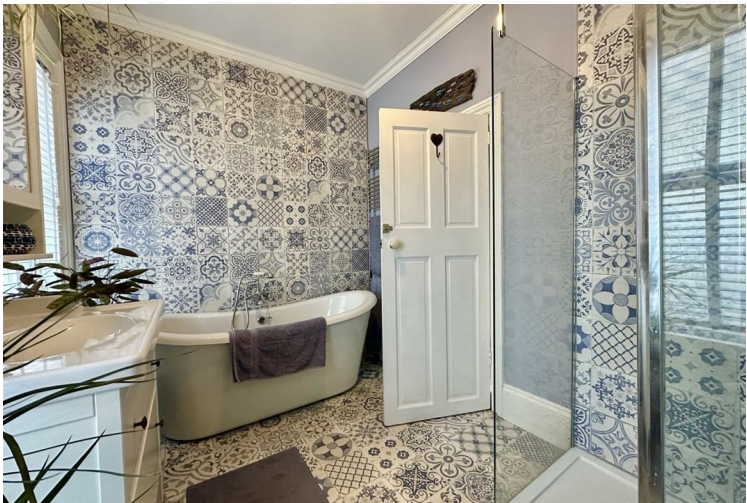
Outside, the private garden is a true gem, with thoughtfully designed patios and seating areas inviting you to enjoy the stunning southern exposure. The large garage is met by the block-paved driveway, ensuring off-road parking for guests.

## ROOM DIMENSIONS

Front Door	W.C
Porch	Bedroom 13'3" x 10'10" (4.04 x 3.32)
Hallway	Bedroom 18'7" x 12'11" (5.67 x 3.94)
Cloakroom	Balcony 10'7" x 5'6" (3.24 x 1.68)
Sitting Room 18'7" x 12'11" (5.67 x 3.94)	Bedroom 17'5" x 15'10" (5.32 x 4.84)
Conservatory 16'4" x 4'6" (4.99 x 1.38)	Bedroom 16'8" x 13'8" (5.09 x 4.18)
Kitchen/Diner 17'8" x 10'10" (5.39 x 3.32)	Bathroom
Orangery 12'9" x 11'8" (3.89 x 3.58)	Garage 18'8" x 10'5" (5.69 x 3.20)
Lobby	Workshop 14'8" x 10'2" (4.48 x 3.11)
Shower Room 8'2" x 9'8" (2.51 x 2.95)	
Stairs	
Landing	

## FEATURES

- Stunning Character Detached Family Home / CHAIN FREE
- Four Spacious Double Bedrooms
- Beautifully Presented Inner Hall
- South Facing Lounge With Sun Room
- Amazing Bespoke Built Kitchen-Diner
- Built In Circa 1905 With Beautiful Features
- Master Bedroom With South Facing Balcony
- Two Reception Rooms Plus Orangery
- Spacious Dining Room With Study Area
- Canopy Porch With Original Front Door



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.