

**RUSH
WITT &
WILSON**



**1 Dalmeny Road, Bexhill-On-Sea, East Sussex TN39 4HP
£650,000**

Rush, Witt & Wilson are delighted to welcome to the market this stunning four bedroom detached character house, ideally located in this quiet and sought after location of west Bexhill. Boasting many original character features and offering bright and spacious accommodation throughout, the property comprises large entrance hall with feature staircase and galleried landing, bay fronted lounge, kitchen/breakfast room, separate dining room, boot room and shower room all to the ground floor. To the first floor there is a large landing, four double bedrooms, a family bathroom and a separate wc. Other internal benefits include gas central heating to radiators, double glazed windows and many original features including fireplaces and exposed timber floorboards. Externally, the property boasts private and secluded wrap around gardens to all sides, a driveway providing off road parking and a large detached garage. Ideally situated on this generous corner plot within easy walking distance to Bexhill Downs and local amenities whilst still only being a short walk of approximately one mile to Bexhill town centre with seafront and mainline rail station. Viewing comes highly recommended by RWW to appreciate this stunning family home in this sought after leafy location. Council Tax Band E.



Porch

4'5" x 3'6" (1.37 x 1.08)

Obscured single glazed timber front door leading to porch, with obscured single glazed window to the side elevation, obscured glass panelled internal door leading to entrance hall.

Entrance Hall

14'1" x 11'11" (4.31 x 3.64)

Double glazed window to the front elevation, two radiators, stairs leading to first floor with obscured double glazed window to the side elevation, large under stairs storage cupboard housing the electric meter and electric consumer unit, exposed feature original floorboards.

Lounge

18'11" x 14'7" (5.77 x 4.46)

Double glazed bay window to the front elevation, double glazed window to the side elevation, two radiators, stunning feature fireplace with open fire.

Kitchen/Breakfast Room

18'7" x 9'10" (5.68 x 3.02)

Double aspect, double glazed windows to the rear and side elevations, double glazed door giving access onto the boot room, radiator, fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, breakfast bar, integrated electric eye level double oven and grill, fitted gas hob with fitted extractor hood above, bowl and half single sink with drainer and mixer tap, plumbing space for dishwasher, plumbing space for washing machine, part tiled walls, recessed ceiling spotlights.

Walk In Larder

walk in larder with obscured double glazed window to the rear elevation, fitted shelving, space for freestanding fridge/freezer, wall mounted gas central heating boiler, fitted shelving.

Boot Room

9'6" x 3'8" (2.90 x 1.13)

Double glazed door to the front elevation, double glazed window to the side elevation, door giving access onto the side of the property and side courtyard, radiator, access panel to loft space, fitted butler sink with solid wood worktop to the side and shelving below, recessed ceiling spotlights, part tiled walls, door leading to ground floor shower room.

Ground floor Shower Room

Obscured double glazed window to the rear elevation, heated white towel rail, low level wc, walk in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, extractor fan, recessed ceiling spotlights.

Dining Room

14'9" x 12'4" (4.50 x 3.78)

Double glazed bay window to the side elevation, a set of double glazed French doors giving direct access onto the rear garden, radiator, stunning feature fireplace with fitted gas fire.

First Floor Landing

Airing cupboard housing the hot water cylinder with slatted shelving, access to loft space with fitted loft ladder.

Bedroom One

12'4" x 12'0" (3.78 x 3.68)

Double glazed window to the side elevation, radiator, ornamental feature fireplace, original feature exposed timber floorboards.

Bedroom Two

12'7" x 12'0" (3.85 x 3.68)

Double glazed window to the front elevation, radiator, ornamental feature fireplace.

Bedroom Three

10'11" x 10'2" (3.33 x 3.11)

Double glazed window to the front elevation, radiator, ornamental feature fireplace, fitted alcove shelving.

Bedroom Four

10'9" x 8'11" (3.28 x 2.73)

Double glazed window to the rear elevation, radiator, ornamental feature fireplace.

Family Bathroom

Obscured double glazed window to the side elevation, radiator, panelled enclosed bath with wall mounted shower controls and shower attachment, pedestal mounted wash hand basin, part tiled walls.

Separate Wc

Obscured double glazed window to the side elevation, low level wc.

Outside

Front Garden

Large front garden that is mainly laid to lawn with extensive and mature plants, shrubs and hedging, raised flowerbeds, blocked paved pathway leading to the front door, the front garden then extends to side garden.

Side Garden

Mainly laid to lawn with extensive and mature plants, shrubs and hedging and raised flowerbeds, the side garden then continues to flow into the rear garden via gated access.

Rear Garden

Private and secluded rear garden, mainly laid to lawn with extensive and mature plants, shrubs and hedging, raised flowerbeds, large raised timber decking area, large timber garden shed with light and power, the garden then continues to the side garden courtyard.

Side Courtyard Garden

Private garden courtyard that is mainly patio laid, with some mature plants and shrubs, timber storage shed, the courtyard then leads to the side of the property with door with access to boot room, side door into the detached garage and gated access lead to the front of the property.

Detached Garage

20'2" x 12'3" (6.15 x 3.74)

A driveway with space for multiple vehicles leads to the detached garage with electric up and over door, light and power.

Agents Note

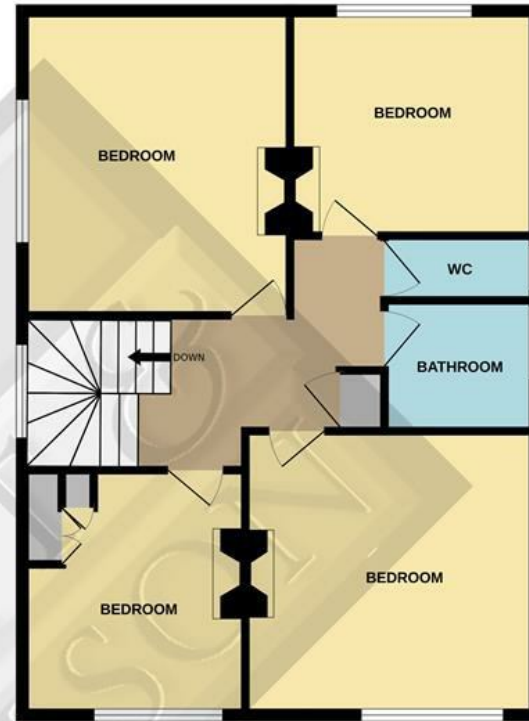
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



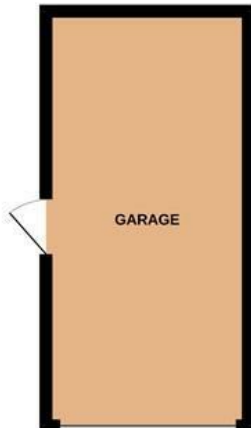
GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.

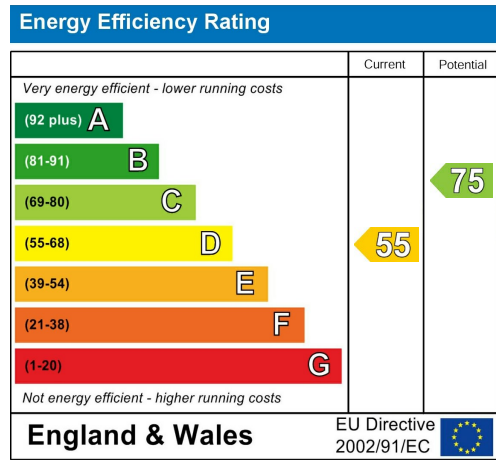
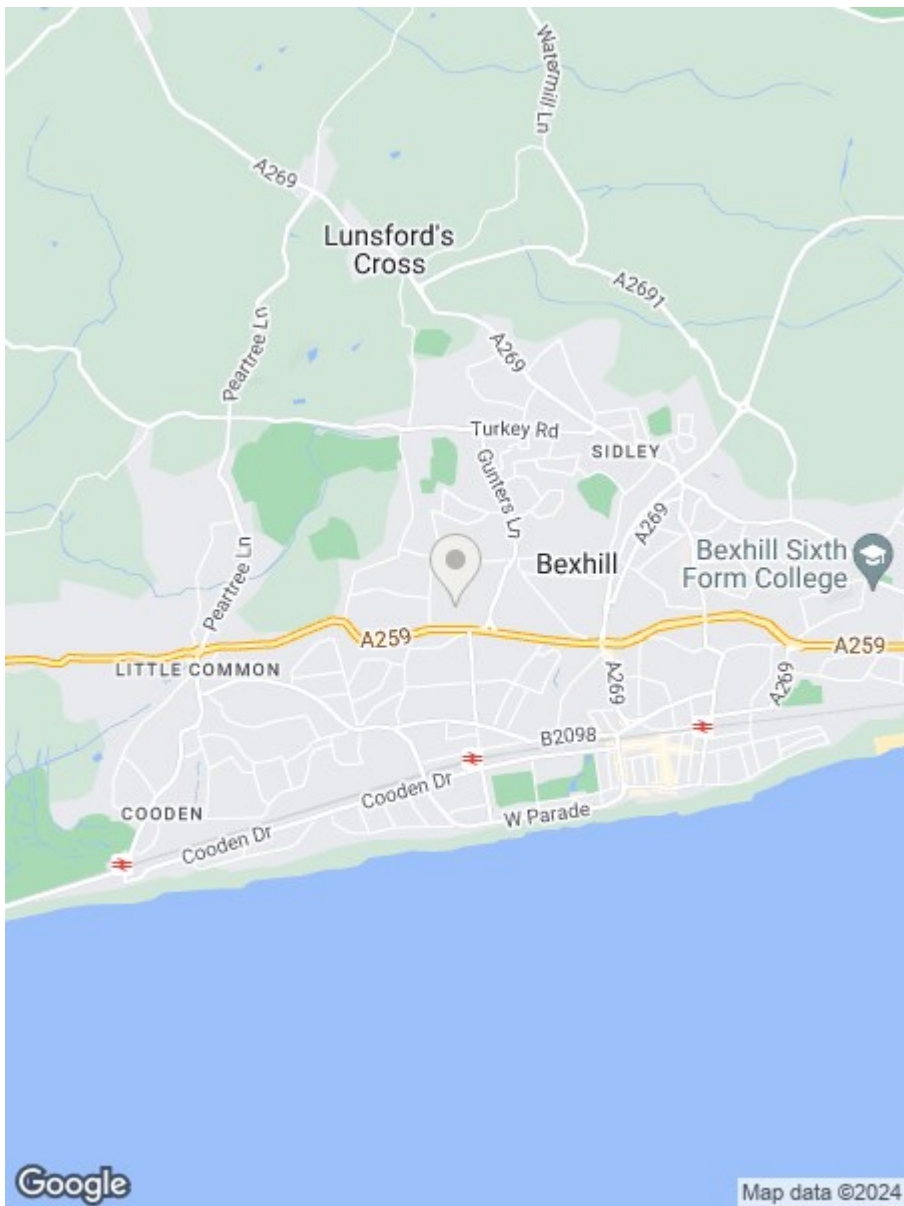


DETACHED GARAGE
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 1736 sq.ft. (161.3 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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