

**RUSH  
WITT &  
WILSON**



**3 Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1QF  
£695,000**



An opportunity to acquire this large and impressive character, five bedroom, semi-detached house, ideally located within direct and easy access to Bexhill town centre, benefitting from a large driveway with off road parking for multiple vehicles. Bursting with character and many original features throughout the property comprises bay fronted lounge, dining room, modern fitted kitchen, conservatory, utility room, separate wc and access to the basement all on the ground floor. To the first floor there are three double bedrooms and a modern fitted family shower room, whilst to the second floor there are a further two double bedrooms, a modern fitted family bathroom/shower room and large study/storeroom. Other internal benefits include gas central heating to radiators and many original features such as fireplaces, beautiful corniced ceilings, exposed timber floorboards and more. Externally the property boasts a private and secluded garden to the rear, whilst to the front of the property there is a large double gated driveway providing off road parking for multiple vehicles plus an EV car charging point. Conveniently situated within direct and easy access to Bexhill town centre with its wide range of amenities, Bexhill mainline rail station with direct links to London Victoria, Brighton, Gatwick Airport and Ashford International, sought after nurseries, primary and secondary schools, whilst still only being a very short walk to the beach. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning character property in this popular location. Council Tax Band E.



### **Entrance Hall**

Large solid feature front door, windows to the side elevation, stairs leading to first floor, radiator, services cupboard housing the electric meter and the modern electric consumer unit.

### **Lounge**

17'9" x 13'7" (5.42 x 4.16)

Sash bay window to the front elevation with bespoke fitted plantation shutters, two radiators, stunning feature fireplace with open fire, cornice ceilings, fitted alcove shelving, exposed timber floorboards, door leading to dining room.

### **Dining Room**

17'4" x 14'2" (5.30 x 4.32)

Two sets of glass panelled French doors giving access into the conservatory, radiator, stunning feature fireplace with open fire, exposed timber floorboards, corniced ceilings.

### **Conservatory**

12'0" x 9'2" (3.66 x 2.80)

Triple aspect, underfloor heating, double glazed windows to the rear and both side elevations with double glazed door to the side elevation and double glazed French doors to the rear elevation, all giving access onto the rear garden.

### **Kitchen**

14'5" x 13'3" (4.40 x 4.04)

Sash windows to the rear elevation overlooking the rear garden, radiator, modern fitted kitchen comprising matching wall and base level units with solid quartz worktop surfaces and upstands/splashbacks, kitchen island, plumbing space for dishwasher, composite bowl and half sink with drainer, mixer tap and boiling water tap, modern stoves electric freestanding cooker with three electric ovens, induction hob, glass splashback and matching extractor hood above, bespoke fitted storage cupboards with shelving, walk in larder with window to the rear elevation, fitted shelving and space for fridge/freezer, engineered oak flooring.

### **Inner Hallway**

Radiator, engineered oak flooring, door to rear elevation giving access to the side of the property and access to basement.

### **Utility Room**

11'5" x 6'11" (3.48 x 2.11)

Sash window to the side elevation, radiator, matching wall and base level units with straight edge solid wood worktops, plumbing space for washing machine, additional space for tumble dryer, large stainless steel utility sink with drainer and mixer tap, tiled floor, part tiled walls, wall mounted gas central heating boiler.

### **Ground Floor WC**

Window to the side elevation, wc with high level flush, wall mounted wash hand basin, access panel to loft space.

### **Basement**

13'0" x 6'2" (3.97 x 1.90)

With light and power, fitted work benches, gas meter.

### **First Floor Split Level Landing**

Window to front elevation, sash windows to the side elevation, two radiator, stairs leading to second floor, corniced ceilings.

### **Bedroom One**

14'9" x 13'8" (4.50 x 4.18)

Sash windows to the front elevation, radiator, stunning ornamental feature fireplace, fitted storage cupboard with shelving, exposed timber floorboards, corniced ceilings.

### **Bedroom Two**

14'9" x 14'2" (4.50 x 4.32)

Sash windows to the rear elevation, radiator, fitted storage cupboard with shelving, stunning ornamental feature fireplace, exposed timber floorboards, wall mounted wash hand basin.

### **Bedroom Three**

14'11" x 10'5" (4.57 x 3.20)

Sash window to the rear elevation, radiator, stunning ornamental feature fireplace, exposed timber floorboards.

### **Family Shower Room**

Double glazed windows to the front elevation, radiator, modern fitted shower room with large walk in shower cubicle, wall mounted shower controls and shower attachment, large vanity unit with his and her hand wash basin with mixer taps, tiled splashbacks and storage drawers beneath, bathroom cabinet with lighting, part aqua panelled walls, recessed ceiling spotlights.

### **Separate WC**

Window to the side elevation, radiator, wall mounted wash hand basin, wc with high level flush, access panel to loft space.

### **Second Floor Landing**

Windows to the front elevation, access to loft space with fitted loft ladder, large storage cupboards with fitted shelving.

### **Bedroom Four**

14'10" x 13'11" (4.54 x 4.25)

Windows to the front elevation, ornamental feature fireplace, radiator.

### **Bedroom Five**

14'9" x 13'11" (4.51 x 4.26)

Sash windows to the rear elevation, radiator, ornamental feature fireplace, exposed timber floorboards.

### **Family Bathroom**

Sash windows to the rear elevation, heated chrome towel rail, ornamental feature fireplace, radiator, modern white suite comprising walk in corner shower cubicle with wall mounted electric power shower and shower attachment, low level wc, panelled enclosed bath, pedestal mounted wash hand basin with mixer tap, part tiled walls.

### **Study/Store Room**

11'8" x 7'2" (3.57 x 2.19)

Internal window looking into the hallway, radiator, currently used as a walk in wardrobe, fitted with hanging space and shelving.

### **Outside**

#### **Front Garden**

Gated access to the large gravelled laid driveway providing off road parking for multiple vehicles, EV car charging point, timber storage/bike shed, gated access down the side of the property leading to the rear.

#### **Rear Garden**

Private and secluded walled rear garden, mainly laid to lawn with extensive and mature plants and shrubs, bricked paved patio and raised timber decking area, timber summerhouse, raised garden pond, bespoke made timber seating/bench with raised flowerbed to the rear, covered access down the side of the property with gated access leading to the front drive.

#### **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.





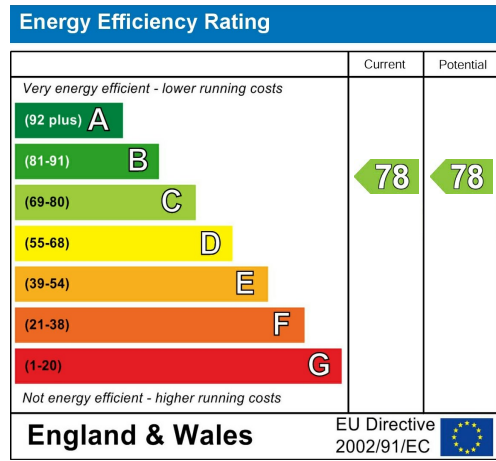
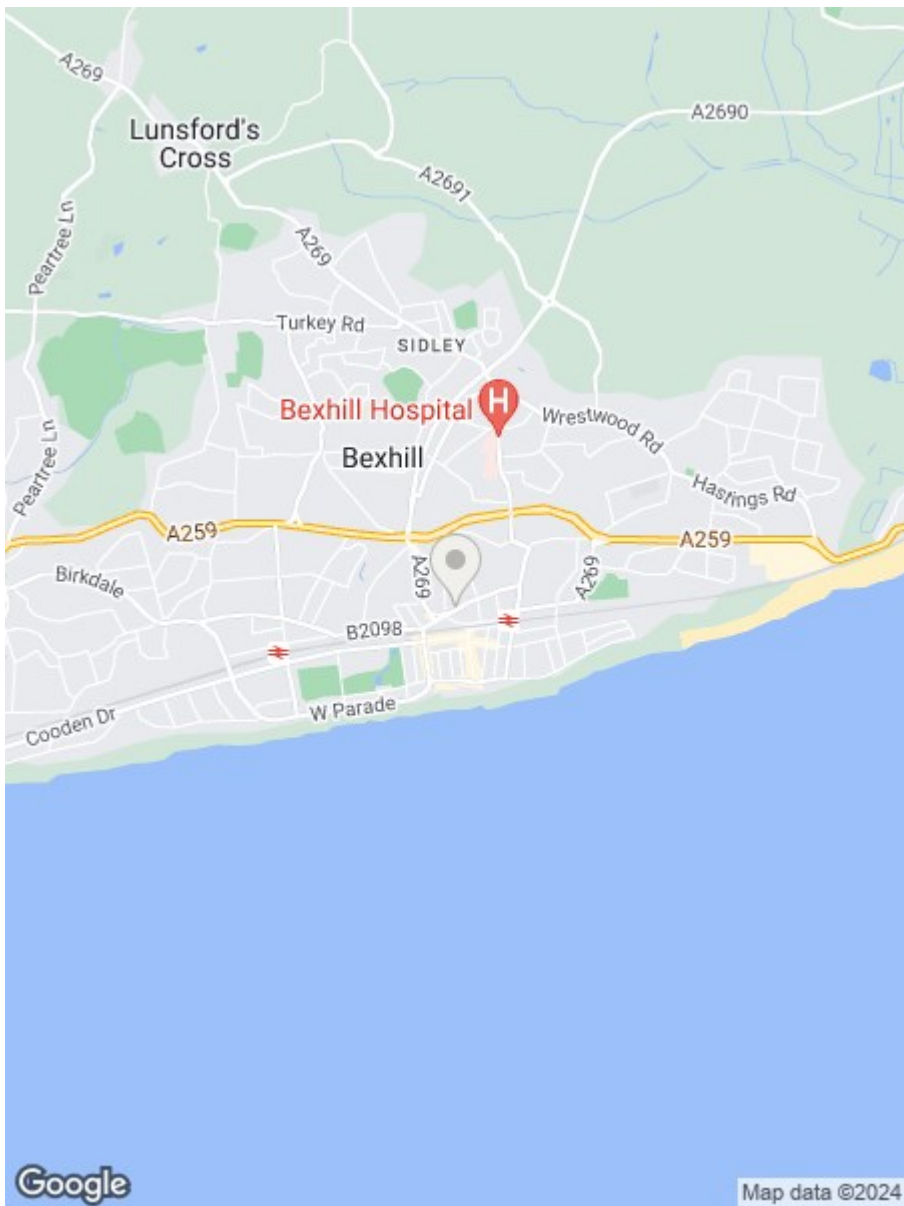




TOTAL FLOOR AREA : 2673 sq.ft. (248.3 sq.m.) approx.

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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