

**RUSH
WITT &
WILSON**



**50 The Highlands, Bexhill-On-Sea, East Sussex TN39 5HL
£715,000**

A stunning four double bedroom detached family house with two reception rooms, kitchen/breakfast room, utility room, double garage, gas central heating system, double glazed windows and doors. Situated in the stunning Highlands, Bexhill. Extensive off road parking, private front and rear gardens, en-suite to master bedroom, downstairs cloakroom. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band G.



Entrance Hallway

With entrance door, single radiator, door through to double garage.

Cloakroom

WC with concealed cistern, pedestal wash hand basin with tiled splashback, single radiator, tiled floor, obscure glass window to the side elevation.

Living Room

24'6 x 13'9 (7.47m x 4.19m)

Window to the front elevation, patio doors to the rear, double double radiators, feature fireplace with hardwood surround and mantle and inset Real Flame gas fire.

Dining Room

13'10 x 12'7 (4.22m x 3.84m)

Double radiator, window overlooks the rear elevation onto the beautiful rear gardens.

Kitchen/Breakfast Room

13'9 x 9'8 (4.19m x 2.95m)

Window to the rear elevation, window to side. fitted kitchen comprising a range of wall and base units with laminate roll edge worktops, single drainer ceramic sink unit with mixer tap, gas hob with extractor canopy and light above, Neff appliances, integrated oven and grill, built-in fridge/freezer, integrated dishwasher, breakfast bar, tiled floor.

Utility Room

A range of base and wall units, ceramic sink, plumbing for washing machine and space for tumble dryer.

First Floor Landing

Access to the roof space, window overlooks the front elevation, single radiator, built-in linen cupboard.

Bedroom One

14'10 x 12'10 (4.52m x 3.91m)

Window to the front elevation, double radiator, built-in fitted mirror fronted sliding door wardrobes.

En-Suite

Comprising corner bath with hand shower attachment and shower fixing, inset wash hand basin, electric shaver point and light, single radiator with heated towel rail. WC with concealed cistern, bidet, obscure glass window to the side elevation, tiled walls.

Bedroom Two

16'4 x 13'10 (4.98m x 4.22m)

Window to the front elevation, single radiator, eaves storage cupboard.

Bedroom Three

14'3 x 10' (4.34m x 3.05m)

Window overlooks the rear elevation onto the rear garden, single radiator.

Bedroom Four

14'6 x 12'8 (4.42m x 3.86m)

Window overlooks the rear elevation onto the beautiful rear gardens, double radiator.

Bathroom

Suite comprising panelled bath with hand shower attachment and shower fixing with a glass screen, inset wash hand basin, w.c. with concealed cistern, single radiator with chrome heated towel rail.

Outside

The gardens are a particular beautiful feature to the property.

Front Gardens

Mainly laid to lawn with beautiful established trees and mature shrubbery, plants of various kinds, side access available to the rear of the garden, extensive off road parking is to be found on tarmacked driveway.

Double Garage

Two electrically operated up and over doors, windows to both sides with personal door as well to the side. Wall mounted gas fired central heating and domestic hot water boiler, power and light is also available.

Rear Garden

Extensive in size and is beautifully mature with wonderful trees, plants and shrubs of various kinds, patio area for alfresco dining, the garden is mainly laid to lawn with additional raised flower beds, outside water tap, enclosed to all sides with fencing. To the rear of the garden can be found a timber framed shed and composting area. There is also views of the sea.

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
1177 sq.ft. (109.3 sq.m.) approx.



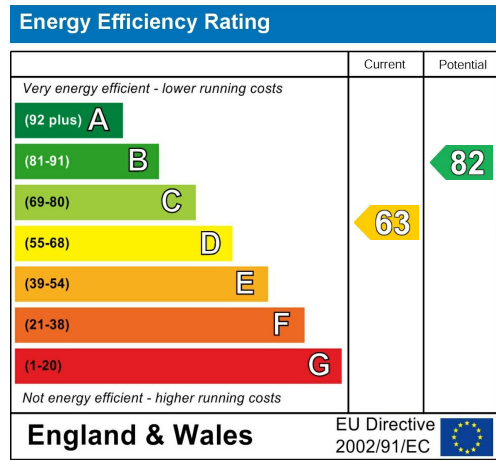
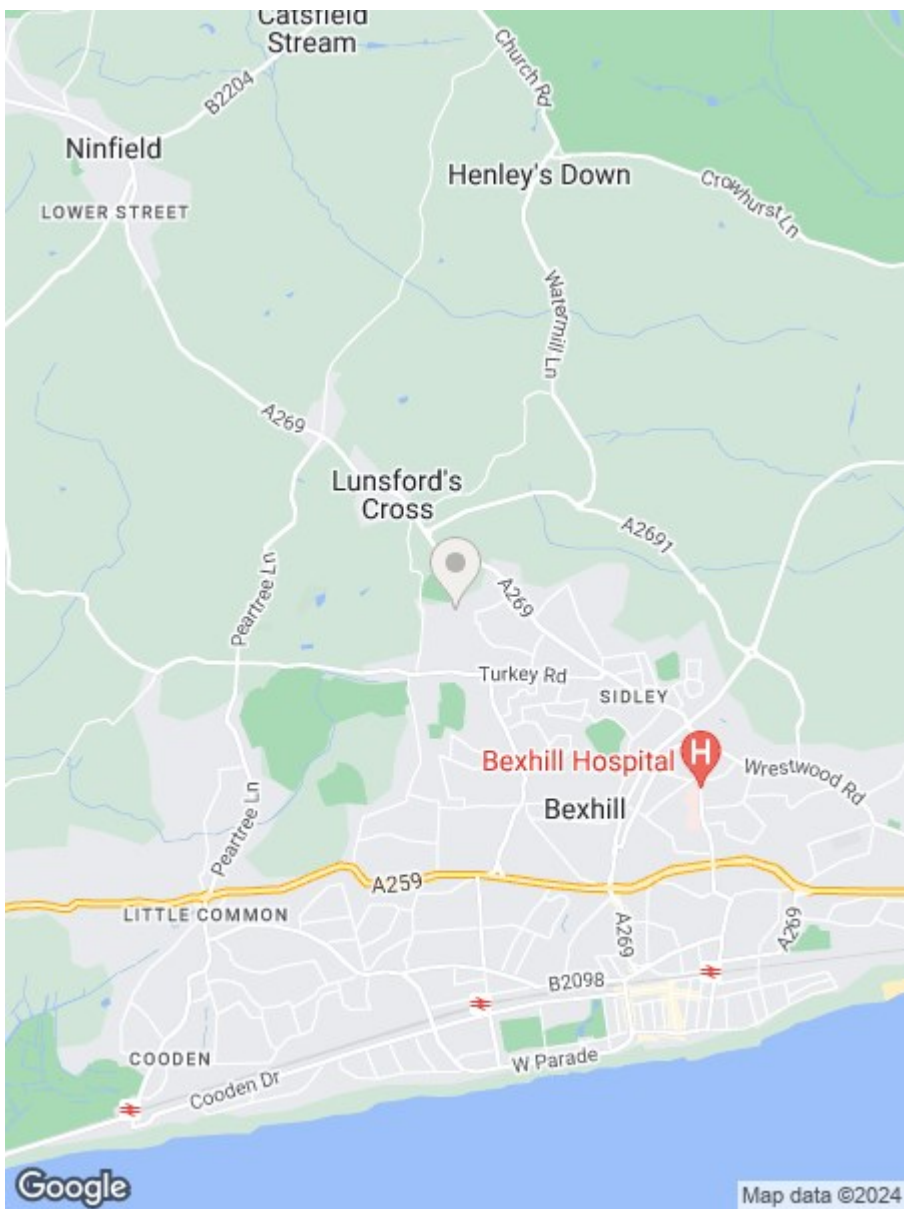
1ST FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 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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