

**RUSH  
WITT &  
WILSON**



**57 Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HL  
£599,500**

**A stunning four/ five bedroom Edwardian terraced house presented to an exceptional standard by the current vendors, having undergone thorough renovation over the years, retaining character and charm, with original fireplaces and exposed floorboards to the ground floor, two spacious reception rooms, kitchen/breakfast room, fully tanked and lined useable basement, downstairs cloakroom, gas central heating system, double glazed windows and doors, private front and southerly facing rear garden, off road parking, situated opposite to the stunning Egerton Park, with beautiful lakes, playing fields, tennis courts and bowling club. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hallway**

With exposed floorboards, single radiator, double glazed windows to both the front and side elevations.

### **Living Room**

24'0" x 11'6" (7.34 x 3.52)

Bi-fold doors overlook the rear southerly elevation and give access onto the rear garden, Velux window, exposed floorboards, two double radiator, fireplace.

### **Dining Room**

18'6" x 11'6" (5.66 x 3.51)

With cast iron Edwardian fireplace, bay window to the front elevation, double radiator, exposed floorboards.

### **Kitchen/Breakfast Room**

27'0" x 12'5" (8.25 x 3.79)

Beautiful traditional kitchen comprising a range of base and wall units with solid wood block worktops, one and half bowl single drainer sink unit with mixer tap, window to the front elevation, space for range style cooker, extractor canopy and light, vertical radiator, double radiator, tiled floor.

Utility area with space for fridge/freezer, additional single drainer sink unit, plumbing for washing machine, breakfast bar, space for additional white goods, door to rear garden, Velux window.

### **Ground Floor WC**

Obscured double glazed window to rear elevation, radiator, low level WC, vanity unit with wash basin.

### **Basement**

18'5" x 17'10" (5.62 x 5.46)

Very recently renovated, window to rear elevation, multiple wall sockets and light, offering flexible living.

### **Boiler Room**

Housing the gas central heating and domestic hot water boiler, gas meter, laminate wood effect flooring.

### **First Floor Landing**

### **Laundry Room**

7'3" x 4'9" (2.22 x 1.46)

Obscured glass window overlooks the front elevation, plumbing for washing machine, space for tumble dryer, single radiator, shelving, pressurised hot water cylinder.

### **Bathroom**

Stunning suite comprising double ended bath with floating tap, wall mounted wash hand basin with vanity drawers, walk in shower cubicle with glass screen, chrome controls, fixed showerhead and hand/shower attachment, wc with low level flush, obscured glass window to the rear elevation, double radiator, heated chrome towel rail, half height wall tiling.

### **Separate Wc**

Obscured glass window to the rear elevation, wc with low level flush.

### **Bedroom One**

16'7" x 10'10" (5.06 x 3.32)

Windows to the southerly elevation, radiator, original cast iron fireplace.

### **Bedroom Two**

12'0" x 18'8" (3.67 x 5.71)

Bay window to the front elevation, three double radiators, cast iron fireplace.

### **Dressing Room**

7'0" x 8'5" (2.14 x 2.58)

Door leads onto balcony with stunning views over Egerton Park, double radiator, door leading back into hall. room could be reinstated to a separate bedroom/study.

### **Second Floor Landing**

Obscured glass window to the side elevation.

### **Shower Room**

Suite comprising walk in shower with chrome controls, chrome showerhead, wc with low level flush, pedestal mounted wash hand basin, obscured glass window to the front elevation.

### **Bedroom Three**

12'6" x 12'0" (3.82 x 3.67 )

Window to the rear elevation, double radiator.

### **Bedroom Four**

11'0" x 26'6" (3.37 x 8.10)

Velux windows to both the front and rear elevations, window to the rear, double radiator, mezzanine level divides the room.

### **Outside**

### **Front Garden**

Mainly designed to offer off road parking on bricked paved driveway, enclosed with retaining walls to both sides.

### **Rear Garden**

Southerly facing, mainly laid to lawn with bricked paved patio areas for alfresco dining, enclosed with a combination of fencing and trellising to all sides offering privacy and seclusion, rear access, timber framed shed, outside lighting, outside water tap.

### **Off Road Parking**

Brick paved off road parking.

### **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  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



BASEMENT  
267 sq.ft. (24.8 sq.m.) approx.

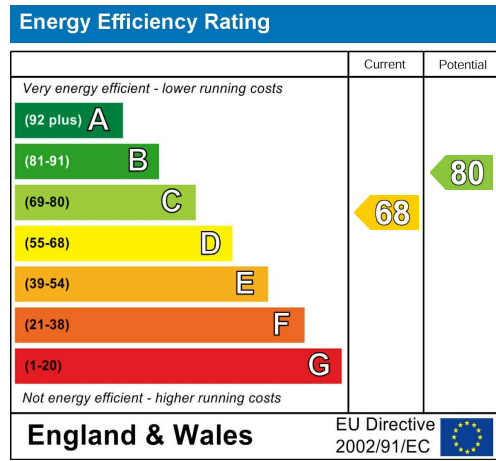
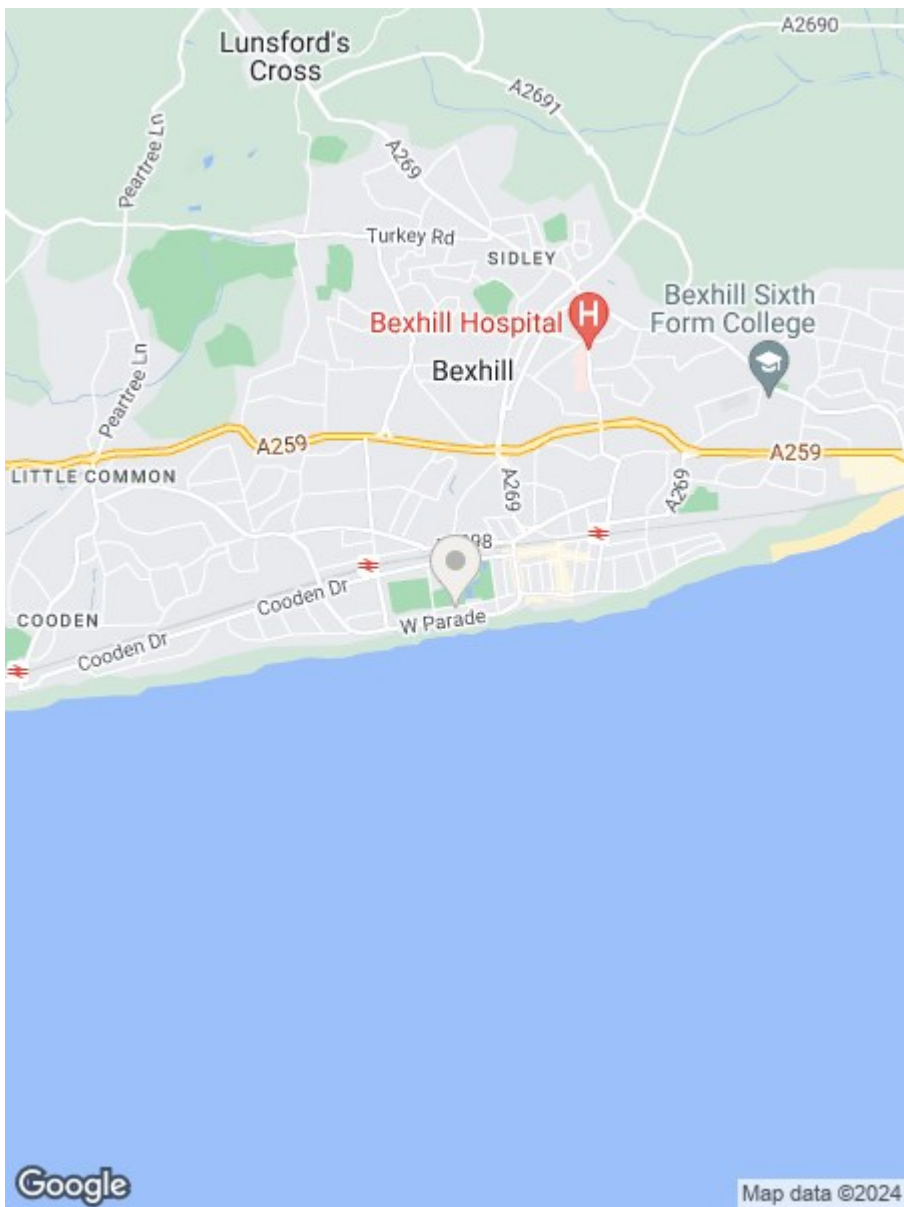


2ND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 2257 sq.ft. (209.7 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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