

**RUSH
WITT &
WILSON**



**59 Duke Street, Bexhill-On-Sea, East Sussex TN39 4JG
£520,000**

Immerse yourself in the luxury of this exceptional, three-bedroom detached bungalow, nestled down a long private driveway. The property boasts an impressive double garage with additional double cart lodge, as well as extensive off-road parking for ample space. The beautifully maintained formal gardens, spanning approximately 0.25 acres, offer a beautiful retreat with a stunning southerly aspect to the rear. The interior design is equally impressive, featuring three spacious double bedrooms, two comfortable reception rooms, and a modern kitchen that seamlessly connects to the bright and airy Upvc conservatory. The modern bathroom and additional cloakroom provide ample functionality. The property is equipped with a gas central heating system and double-glazed windows and doors, ensuring a warm and cosy living environment. The impressive entrance hall sets the tone for the rest of the property, providing a grand welcome to visitors. We highly recommend viewing this exceptional property to appreciate its unique charm and character. RWW is proud to present this stunning home as our sole agents. Council Tax Band E.



Entrance Hall

With entrance door to the front elevation, window to the front and window to the side, double radiator, built in cloaks cupboard, access to roof space.

Cloakroom

WC with low level flush, wash hand basin with vanity unit beneath, tiled splashbacks, double radiator, tiled floor, obscured glass window to the side elevation.

Living Room

19'7" x 13'11" (5.98 x 4.26)

Windows to the side and rear elevations overlooking the southerly aspect, two double radiators, brick built fireplace with inset wood burning stove.

Conservatory

10'3" x 8'11" (3.14 x 2.74)

Overlooking the southerly facing rear garden, upvc double glazed construction, doors to side elevation.

Dining Room

14'0" x 11'11" (4.27 x 3.64)

Window overlooks the rear elevation, double radiator, double doors lead into the living room.

Bedroom One

18'3" x 14'3" (5.58 x 4.36)

Window to the southerly rear elevation, double radiator, built in wardrobe cupboards, matching dressing table and drawers, bed side cabinets.

Bedroom Two

11'6" x 12'0" (3.51 x 3.68)

Windows to the side and rear elevations, double radiator.

Bedroom Three

12'7" x 12'2" (3.84 x 3.73)

Windows to the front and side elevations, double radiator.

Bathroom

Modern suite comprising walk in shower cubicle with chrome controls, chrome hand/shower attachment, sliding doors, chrome heated towel rail, wc with concealed cistern, wash hand basin with vanity unit, mirror and light, obscured glass window to the side elevation, tiled walls, tiled floor.

Outside

Front Garden

Beautifully planted and arranged with mature shrubbery, plants and trees of various kinds, there is a long driveway to the property, the front garden has fencing to all sides, gated side access, lawned area. To the side of the property there is extensive off road parking available with double cart lodge and access to double garage, outside water tap, greenhouse, shingled areas, all enclosed with fencing to all sides offering privacy and seclusion.

Rear Garden

Delightful southerly aspect, landscaped with patio areas for alfresco dining, mature plants, shrubs and trees of various kinds, the rest of the garden is mainly laid to lawn, large timber framed shed, outside water tap, ornamental fishpond, enclosed with fencing to all sides.

Double Garage

24'4" x 18'2" (7.42 x 5.55)

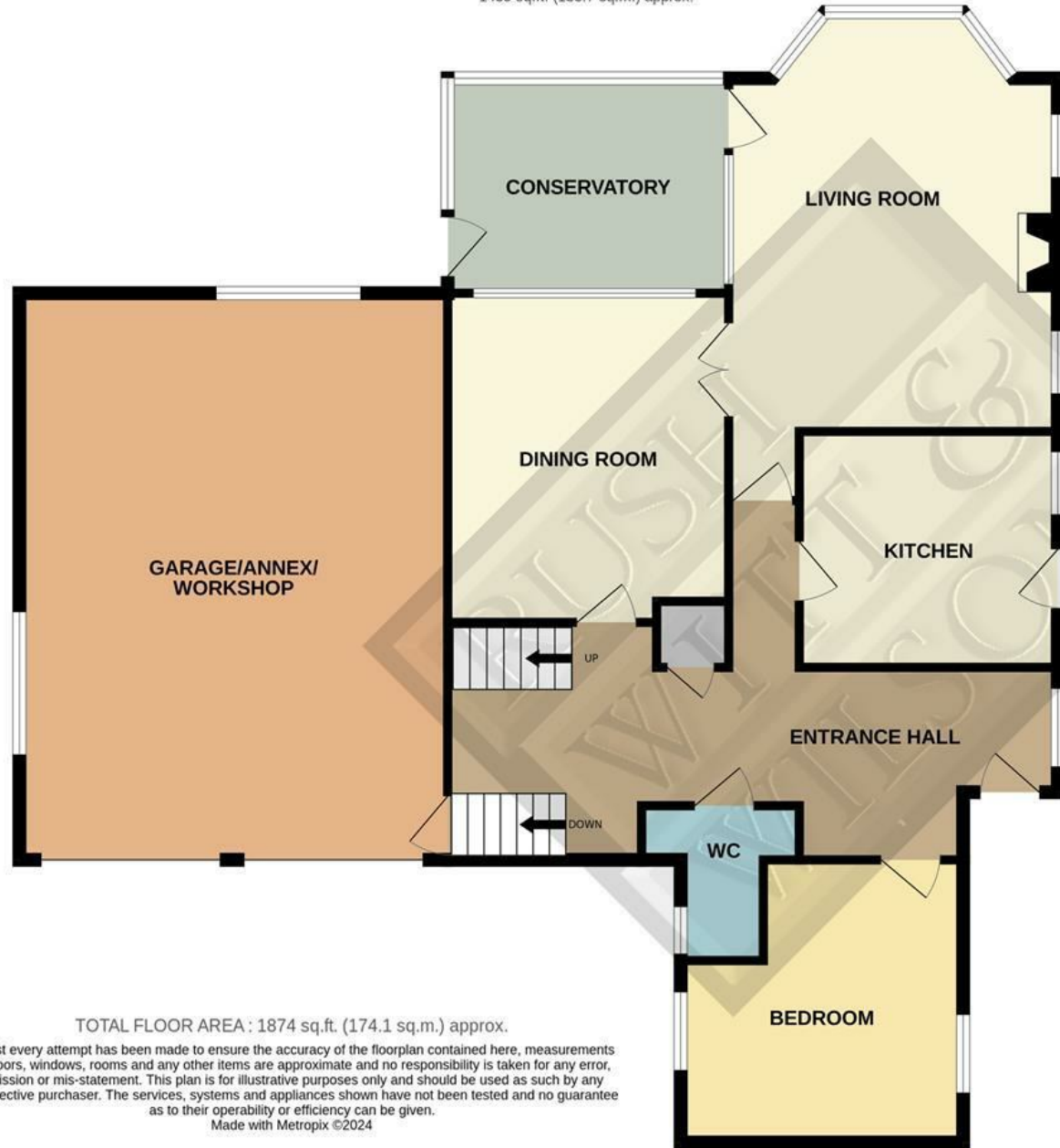
Windows overlook the side and rear elevation, personal door to rear, electrically operated up and over doors, plumbing for washing machine, space for tumble dryer, power and light.

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
1439 sq.ft. (133.7 sq.m.) approx.

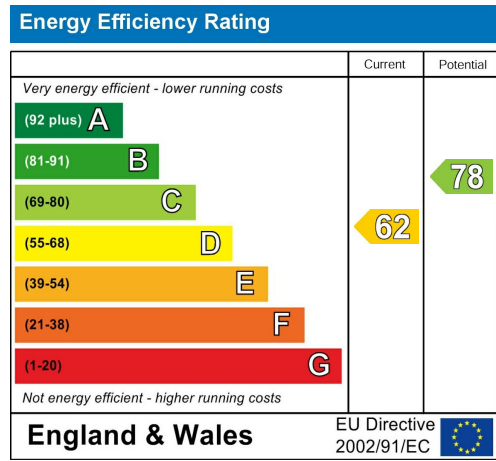
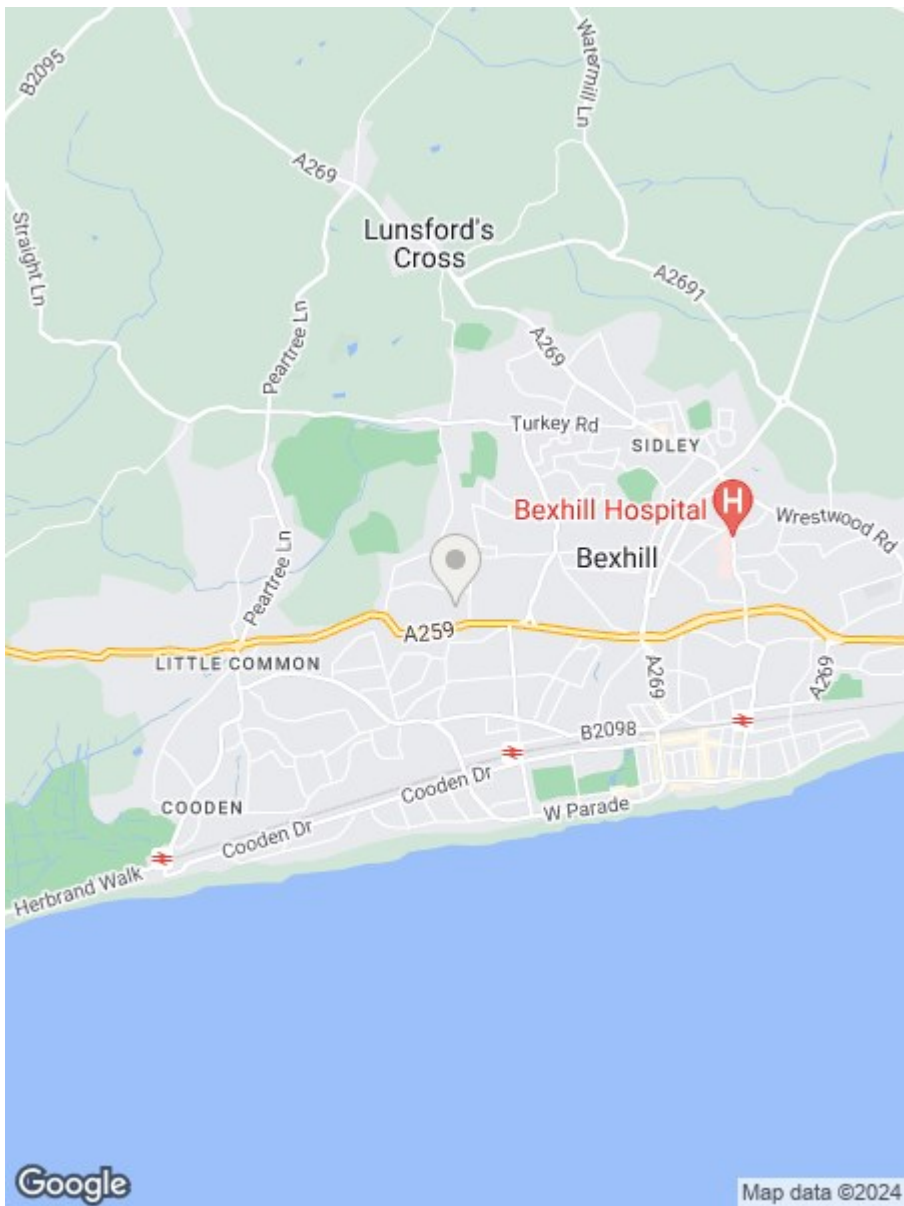


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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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