

**RUSH  
WITT &  
WILSON**



**86 Dorset Road, Bexhill-On-Sea, East Sussex TN40 1SQ  
£597,500**



**A substantial late 1920's detached house, full of charm and character throughout, comprising three reception rooms, fitted kitchen/breakfast room, utility room, two separate w/c's, four double bedrooms. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property boasts off road parking for multiple vehicles, beautifully established private front and rear gardens and detached garage. Ideally situated in this sought after location of Bexhill, within short walking distance to Bexhill Town Centre, Seafrost & Bexhill Train Station, offering direct links to London Victoria & Ashford International. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**





### **Entrance Porch**

Window to the side elevation, glass panelled door, tiled flooring.

### **Entrance Hallway**

Solid wood entrance door, stairs leading to first floor, roll top radiator, large under stairs storage cupboard.

### **WC**

Comprising wc with low level flush, floating wash hand basin with hot and cold tap, tiled splashbacks, obscured glass panelled window to the side.

### **Living Room**

17'10" x 14'6" (5.44 x 4.42)

Double glazed bay window to the side elevation, roll top radiator, additional single radiator, glass panelled door giving access onto to the rear garden, log burning stove with wood mantle.

### **Dining Room**

14'3" x 11'2" (4.35 x 3.41)

Window to the front elevation, radiator, bespoke storage cupboard housing the gas central heating boiler, additional storage cupboard with fitted shelving.

### **Kitchen**

15'8" x 7'7" (4.79 x 2.33)

Modern fitted kitchen with a range of matching wall and base level units with quartz straight edge worktop surfaces, butler sink with drainer and mixer tap, integrated gas oven with integral electric grill, four ring gas hob, space for under counter fridge, breakfast bar, large pantry cupboard with obscured glass window to the side and plumbing for washing machine, roll top radiator, tiled flooring, bespoke fitted cupboard with shelving, tiled flooring, double glazed windows to the front elevation.

### **Utility Room**

8'10" x 7'4" (2.71 x 2.25)

Base level units with laminate straight edge worktop surfaces, sink with drainer and hot and cold tap, space for freestanding fridge and freezer, space and plumbing for washing machine, obscured glass panelled window to the front elevation, glass panelled door giving access onto the rear garden, two roof windows.

### **Reception Room**

17'5" x 12'9" (5.33 x 3.90)

Double glazed bay window to the side elevation, roll top radiator, feature fireplace with gas fire.

### **First Floor Landing**

Obscured glass panelled windows to the side elevation, radiator, access to loft via loft hatch.

### **Bedroom One**

17'8" x 12'7" (5.40 x 3.86)

Dual aspect with double glazed windows to the rear and double glazed bay window to the side elevation with far reaching views across Bexhill towards the sea, roll top radiator, built in wardrobe cupboards, feature fireplace.

### **Bedroom Two**

17'9" x 13'0" (5.43 x 3.97)

Double glazed bay windows to the side elevation with far reaching views across Bexhill towards the sea, feature fireplace, roll top radiator, wash hand basin with hot and cold tap, large storage cupboard with hanging space and shelving, built in wardrobe cupboard.

### **Bedroom Three**

11'1" x 11'1" (3.40 x 3.40)

Windows to the side elevation with far reaching views, double radiator, fitted wardrobe cupboards.

### **Bedroom Four**

11'5" x 9'1" (3.48 x 2.78)

Double glazed windows to the side elevation with far reaching views, radiator, feature fireplace, built in wardrobe cupboards.

### **Bathroom**

Suite comprising panelled bath with hot and cold tap, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome showerhead, extractor fan, pedestal mounted wash hand basin, obscured glass windows to the front elevation, radiator, tiled walls.

### **Separate WC**

WC with low level flush, floating wash hand basin with hot and cold tap, obscured double glazed windows to the side elevation.

### **Outside**

### **Front Garden**

Driveway providing off road parking for multiple vehicles, area of well established front garden, laid with lawn and boarded with beautiful shrubbery.

### **Side Garden**

Large area of private side garden, laid with lawn.

### **Rear Garden**

Well established, offering plants, shrubs, flowers, trees and fruit trees of various kinds, wildlife pond, enclosed to all sides offering privacy and seclusion, patio areas suitable for 'Alfresco Dining', side access available.

### **Detached Garage**

With up & over door.

### **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.





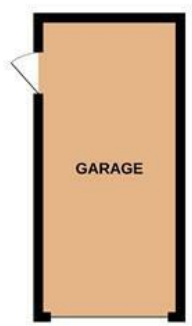


GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.

1ST FLOOR  
899 sq.ft. (82.6 sq.m.) approx.

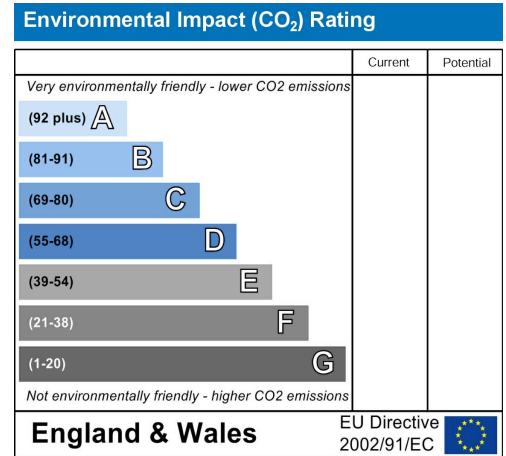
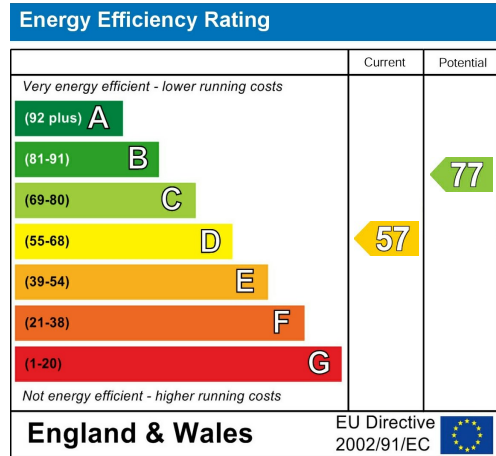
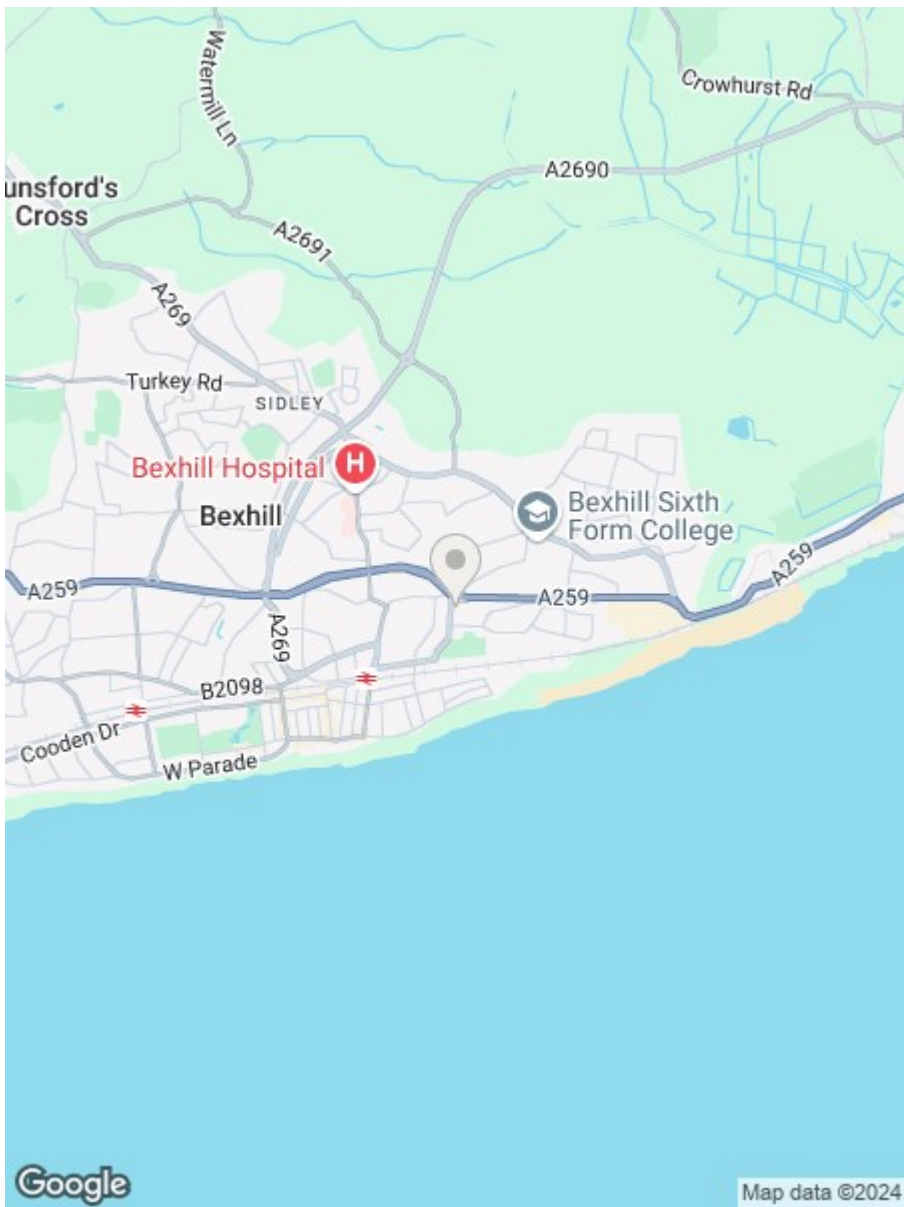


DETACHED GARAGE  
150 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 2075 sq.ft. (192.8 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**