

**RUSH
WITT &
WILSON**



**17 The Highlands, Bexhill-On-Sea, East Sussex TN39 5HL
£699,950**

Welcome to this exceptional five-bedroom detached chalet bungalow, offering a unique opportunity with a self-contained annex. This spacious property is perfect for extended families or as an investment, providing a private entrance, a fully-equipped kitchen, a separate living room, a comfortable bedroom, and a well-appointed bathroom in the annex. Key Features:

Main House: Spacious kitchen/breakfast room, ideal for family gatherings. Three generous reception rooms, providing ample space for relaxation and entertainment. Inviting living room featuring a cosy wood-burning stove. Bright conservatory that connects the indoor and outdoor spaces. Convenient downstairs shower room. Gas central heating system ensuring warmth and comfort throughout. Double glazed windows and doors that enhance energy efficiency, solar panels. Three additional bathrooms catering to the needs of a growing family. Side porchway offering extra storage and utility space.

Self-Contained Annex: Private entrance and facilities for complete independence. Fully-equipped kitchen, separate living area, spacious bedroom, and bathroom. Exterior: Set within approximately 0.37 acres of beautifully landscaped gardens, featuring extensive front and westerly facing rear areas.

Ample off-road parking. Double garage for vehicle storage and additional space for hobbies or storage. Location: Ideally situated in a stunning Highlands location, providing a serene environment and picturesque surroundings.



Entrance Porch

With entrance door, window to the front elevation, ceramic floor tiling, cloaks cupboard with sliding door.

Entrance Hall

Single radiator, wood flooring.

Shower Room/Utility

Shower cubicle with sliding doors, electric shower unit, controls and showerhead, wc with low level flush, tiled walls, tiled floor, plumbing for washing machine, bas units with laminate worktop, circular sink unit with mixer tap.

Living Room

15'8" x 15'1" (4.79 x 4.62)

Windows to the front, bay window to the side elevation, double radiator, wood flooring, wood burning stove set in ornate fireplace surround.

Kitchen/Breakfast Room

13'10" x 11'11" (4.24 x 3.64)

Modern fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl enamel sink unit with mixer tap, gas hob with extractor hood and light, integrated oven and grill, space for American style fridge/freezer, window to the front elevation, tiled splashbacks, double radiator, door leading to the rear, concealed lighting, tiled floor, gas central heating and domestic hot water boiler.

Dining Room/Bedroom Four

15'11" x 11'4" (4.86 x 3.46)

Bay window to the side elevation, French doors lead to the conservatory, double radiator, wood flooring, built in wardrobe cupboard.

Conservatory

11'10" x 7'8" (3.61 x 2.34)

Overlooking the rear garden, patio doors, tiled floor.

Bedroom Five

10'3" x 9'3" (3.14 x 2.83)

Window to the side elevation, double radiator, wood flooring.

Side Porch

With windows to the side elevation, doors to the front and back, terracotta floor tiling.

Annex

Annex Living Room

14'2" x 10'5" (4.33 x 3.19)

French doors lead out to the rear garden, double radiator, wood flooring, built in storage cupboard.

Annex Entrance Hall

Obscured glass panelled door to front elevation, double radiator, wood flooring, cloaks cupboard with mirror fronted sliding doors.

Annex Bedroom

13'7" x 11'9" (4.15 x 3.60)

Window to the rear elevation, double radiator.

Annex Wet Room

Aqualisa splashbacks, tiled floor, wall mounted electric shower unit controls and showerhead, shower curtain rail, heated towel rail, wc with concealed cistern, wash hand basin with vanity unit beneath, electric shaver point and light, window to the side elevation.

Annex Kitchen

9'1" x 5'1" (2.79 x 1.57)

Window to the side elevation, fitted kitchen comprising a range of base and wall units with laminate worktops, twin drainer stainless steel single bowl sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, double radiator, integrated oven with grill, brush stainless steel splashback, extractor canopy with light.

First Floor Landing

Obscured glass window to the side elevation.

Bathroom

Suite comprising panelled bath with hand/shower attachment, wc with low level flush, pedestal mounted wash hand basin with tiled splashback, obscured glass windows to the side elevation, electric shaver point and light.

Bedroom One

18'4" x 10'4" (5.60 x 3.16)

Velux window to the front and windows to the side elevation, double radiator.

Dressing Room

Window to the side elevation, double radiator, hanging rails and shelving.

En-Suite Shower Room

WC with low level flush, pedestal mounted wash hand basin, tiled splashbacks, heated chrome towel rail, walk in shower cubicle, obscured glass window to the rear, wall mounted electric shower unit controls and showerhead, sliding doors.

Bedroom Two

15'5" x 10'9" (4.72 x 3.29)

Velux window to the front elevation, double radiator.

Bedroom Three

10'8" x 7'10" (3.26 x 2.41)

Velux window to the rear elevation, double radiator, eaves storage cupboard.

Outside

Front Garden

Mainly laid to lawn, extensive off road parking for several vehicles accessed via five bar gate, enclosed by fencing and mature shrubbery to all sides, a whole host of different shrubbery and flowerbeds can be found within the garden.

Detached Double Garage

27'0" x 23'10" (8.25 x 7.28)

Power and light, two up and over doors, personal door and window to the side.

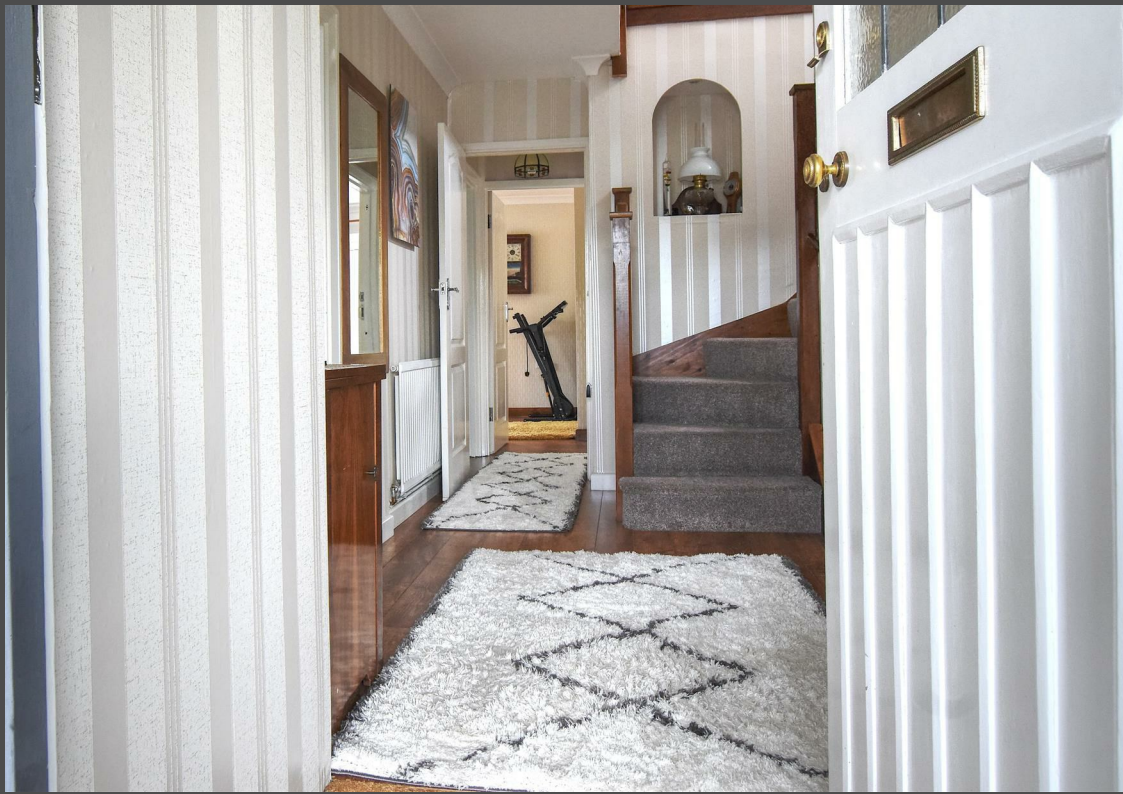
Rear Garden

The annex has a fenced off decked area and additional lawned area.

The main garden to the rear is extensive in size, a wildlife haven, mainly laid to lawn with a beautiful trees and mature shrubbery, multiple seating areas, there is an orchard situated to the rear of the garden, large timber framed shed, greenhouse, stunning views to the adjoining treeline vista, the garden is private and secluded and a must of avid gardeners looking for peace and tranquillity.

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.



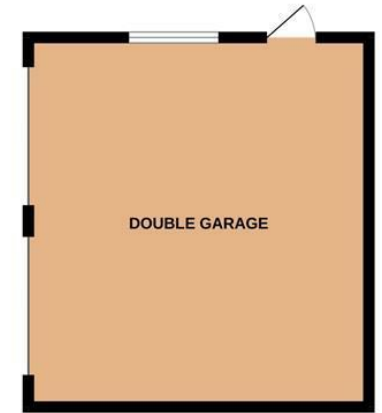
GROUND FLOOR
1345 sq.ft. (125.0 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



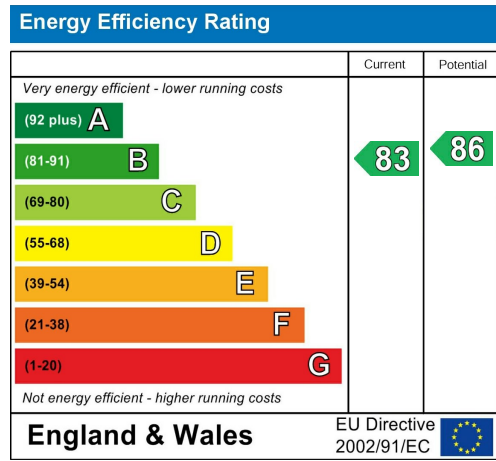
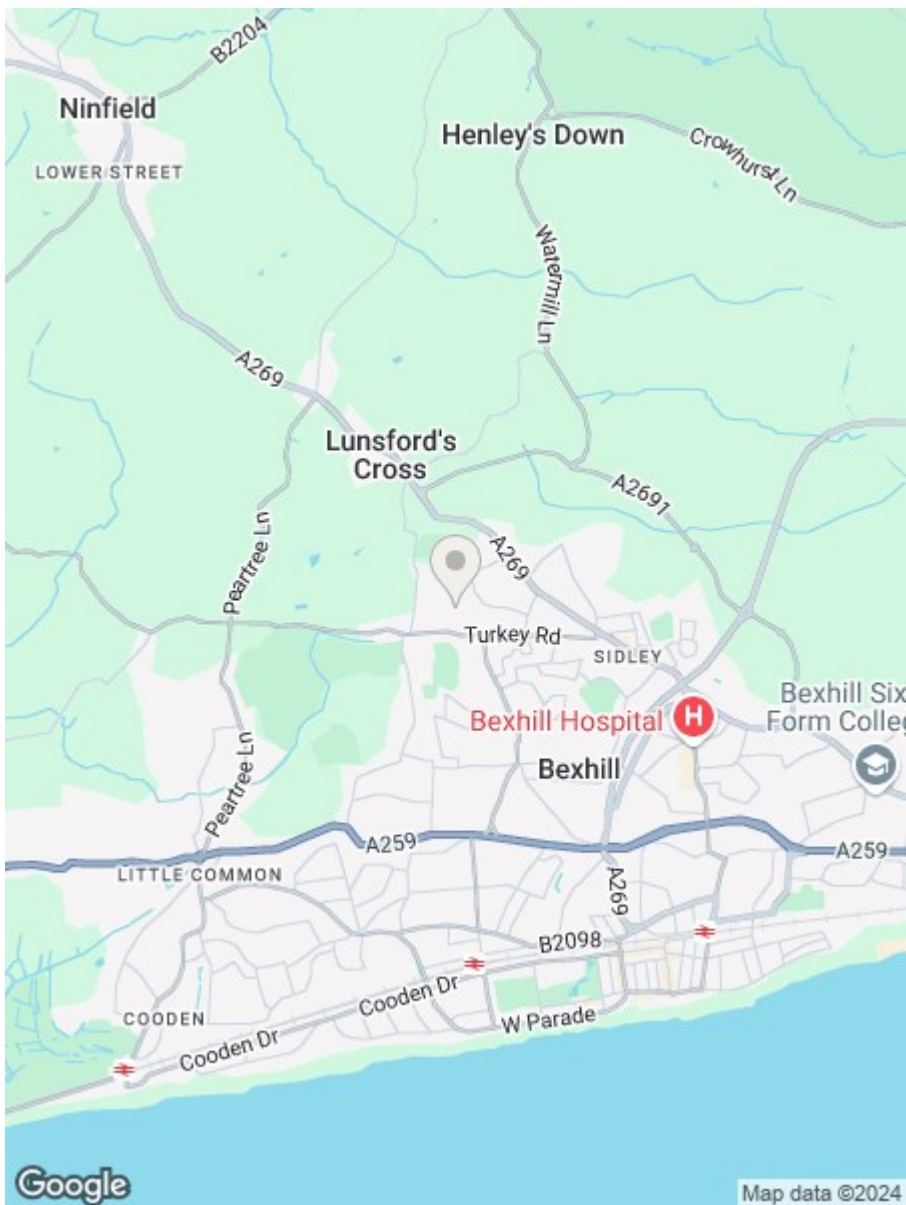
DETACHED GARAGE
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.3 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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