

**RUSH
WITT &
WILSON**



**73 Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1PP
£695,000**

A very special, state-of-the-art and beautifully presented 1930's detached four/ five bedroom family house, situated just off the stunning Bexhill seafront and a short walk from the high street and mainline railway station on an approx. 0.30 acre plot.

The main house has two generously proportioned and double aspect reception rooms, as well as 4 large double bedrooms & a further single bedroom, all fitted with plantation blinds adding both elegance and insulation.

A modern single story extension to the rear has added a large kitchen / diner to provide a warm and welcoming heart to this beautiful home. The kitchen looks out over the large garden where a detached office / ancillary accommodation offers tremendous flexibility to the desired use of this property. Potential for guest accommodation, an onsite business / studio. The approx. 40' detached state-of-the-art fully insulated and equipped office building with covered decked area, abuts an approx. 20' timber framed workshop.

Significant investment in the energy efficiency of the property has resulted in a rare EPC B rating for a property of this age. Future owners will benefit from low energy bills and the peace of mind with a seamless source backup power in case of grid outages.

Many charming original features remain including –

- Beautiful tiled fireplace with elaborate oak fire surround
- Herringbone floor in entrance hall
- Servants' bell system in original fitting with 2 functioning call bells.
- Picture rails in all main rooms

Enhancements include –

- Detached office/ studio building in garden with covered decking, kitchenette and shower / wc (a generator connection point is in place to rear of workshop)
- Covered car port with 6kW EV charger (further 3kW charging point in front of house)
- Single story kitchen / diner extension to rear
- 22 x 425w solar panels with 2 x Tesla Powerwall and Backup Gateway
- Additional land has been purchased to the rear offering extra garden space with timber framed wo





Entrance Hallway

With entrance door, obscure glass window to the front elevation, double radiator, herringbone wood flooring.

Living Room

15'10 x 15'10 (4.83m x 4.83m)

Window to both front and side elevations, plantation blinds, two double radiators, wood burner. Servants' bell push to the right of the chimney breast.

Dining Room/Bedroom Four

14'6 x 11'9 (4.42m x 3.58m)

Windows overlook both the front and side elevations, double radiator, original fireplace with beautiful tiling and ornate oak surround, plantation blinds.

Kitchen/Breakfast/Family Room

19'8 x 29'2 at widest point (5.99m x 8.89m at widest point)

- Stunning bespoke light grey base and wall units with solid wood block worktops and contemporary one half stainless steel base and sink unit with mixer tap, plumbing for dishwasher, space for 110 range style cooker with glass splashback, brush stainless steel extractor canopy and light, plumbing for washing machine, vent for tumble dryer, beautiful original brick inglenook cooker space, servants' bell box, three double radiators, space for American style fridge/freezer, modern gas combination gas central heating boiler, built in larder cupboard, Karndean flooring, windows to both side and rear elevations with stunning views over the beautiful kept rear garden, two sky lantern windows, large patio doors opening out onto a covered decked area.

Boot Room/Utility Room

12'8 x 9'1 (3.86m x 2.77m)

Door to side elevation, contemporary sink unit with mixer tap, double radiator, tiled floor, slatted shelving for shoe storage, coat hooks, 2 x Tesla Powerwall Battery (28.8kW).

Cloakroom

Wc with low level flush, half height wall tiling, tiled floor.

First Floor Landing

Window to the front elevation with plantation blind, double radiator, access to roof space, built in storage cupboards.

Bedroom One

16'5 x 14'10 (5.00m x 4.52m)

Windows to both front and side elevations with plantation blinds, double radiator, wall mounted wash hand basin with vanity unit beneath, mirror, shaver point and light, hanging rail and shelving.

Bedroom Two

14'5 x 11'10 (4.39m x 3.61m)

Window to the front elevation with plantation blind, inset wash hand basin with vanity unit, double radiator.

Bedroom Three

11'10 x 10'5 (3.61m x 3.18m)

Window overlooks the rear elevation, double radiator, modern wash hand basin with vanity unit beneath. Servants' bell push wired to ceiling.

Bedroom Five

9'5 x 7'8 (2.87m x 2.34m)

Window to the rear elevation with plantation blind, exposed floorboards, double radiator.

Family Bathroom

Suite comprising shower bath with chrome controls, chromed fixed showerhead and hand shower attachment, contemporary wash hand basin with vanity unit beneath, chrome heated towel rail, tiled wall and floor, obscured glass window overlooks the rear elevation.

Separate WC

Wc with low level flush, modern wash hand basin, half height wall tiling, obscure glass window to the rear elevation.

Outside

Front Garden

The front garden has been designed for low maintenance and extensive off road parking in mind, extensive parking available on resin driveway, all screened to the front with well kept hedging, fencing to both sides offering privacy and seclusion, three mature pine style trees, two EV charging points and carport.

Rear Garden

Mainly laid to lawn with lots of mature shrubbery, trees and plants of various kinds offering privacy and seclusion, fenced to all sides, decked area for alfresco dining, outside water tap, shingled areas to the rear of the property, additional patio areas, more off road parking is available to the side of the property with timber gate giving side access. Fully insulated office with decked area to the front with covered pergola perfect for entertaining. The rear garden continues into a wooded secret garden area which is full of mature shrubbery, trees and plants, timber framed workshop.

Detached Office/ Studio Building

40'2 x 13'7 (12.24m x 4.14m)

Divided in to two separate rooms with an additional modern shower room, fully insulated, power and light And kitchenet. Hard wired smoked detectors and multiple office power points, wood burning stove.

Office Room One

20'5 x 13'3 (6.22m x 4.04m)

Large patio doors to the front elevation, windows to both sides, wall mounted modern electric radiator. Kitchenette area with single circular sink unit with mixer tap, plumbing for washing machine, space for fridge, offering excellent entertainment/office/hobby space.

Inner Hallway

With window to the side elevation.

Modern Shower Room

With double width shower with sliding doors, wall mounted electric shower unit controls, showerhead, obscure glass window to the side elevation, mostly tiled walls, modern wall mounted electric radiator, contemporary wash hand basin with matching wc with low level flush, shelving, wood effect flooring.

Office Room Two

13'1 x 13'3 (3.99m x 4.04m)

Windows overlook both side elevations, modern wall mounted electric radiator.

Timber Framed Workshop

19'5 x 11'9 (5.92m x 3.58m)

With power and light, workshop benches, personal door to side, window to the front elevation, electric consumer unit for the office building and timber famed workshop.

Additional Garden

Recently purchased garden with summer house/ office/ workshop, mainly laid to lawn with mature shrubs.

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.



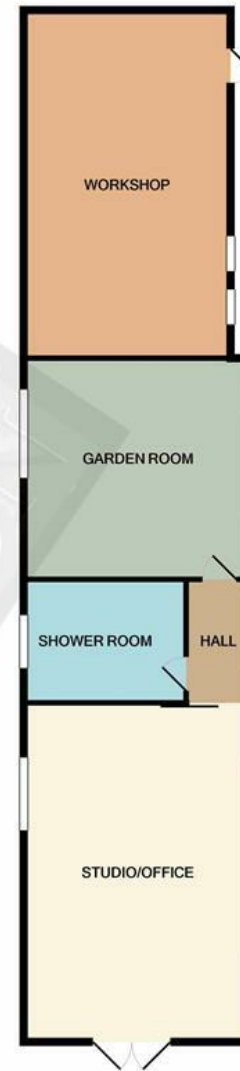




GROUND FLOOR
APPROX. FLOOR
AREA 1045 SQ.FT.
(97.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)



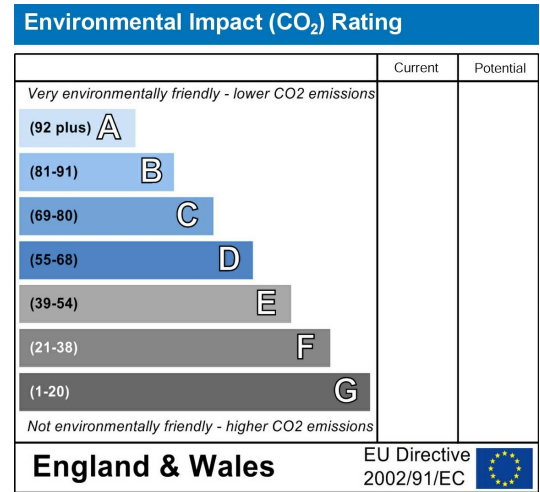
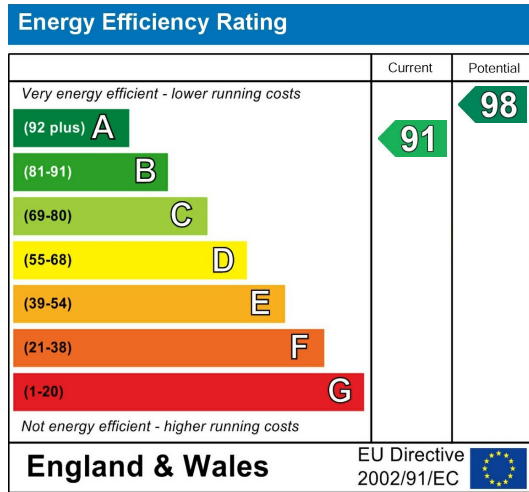
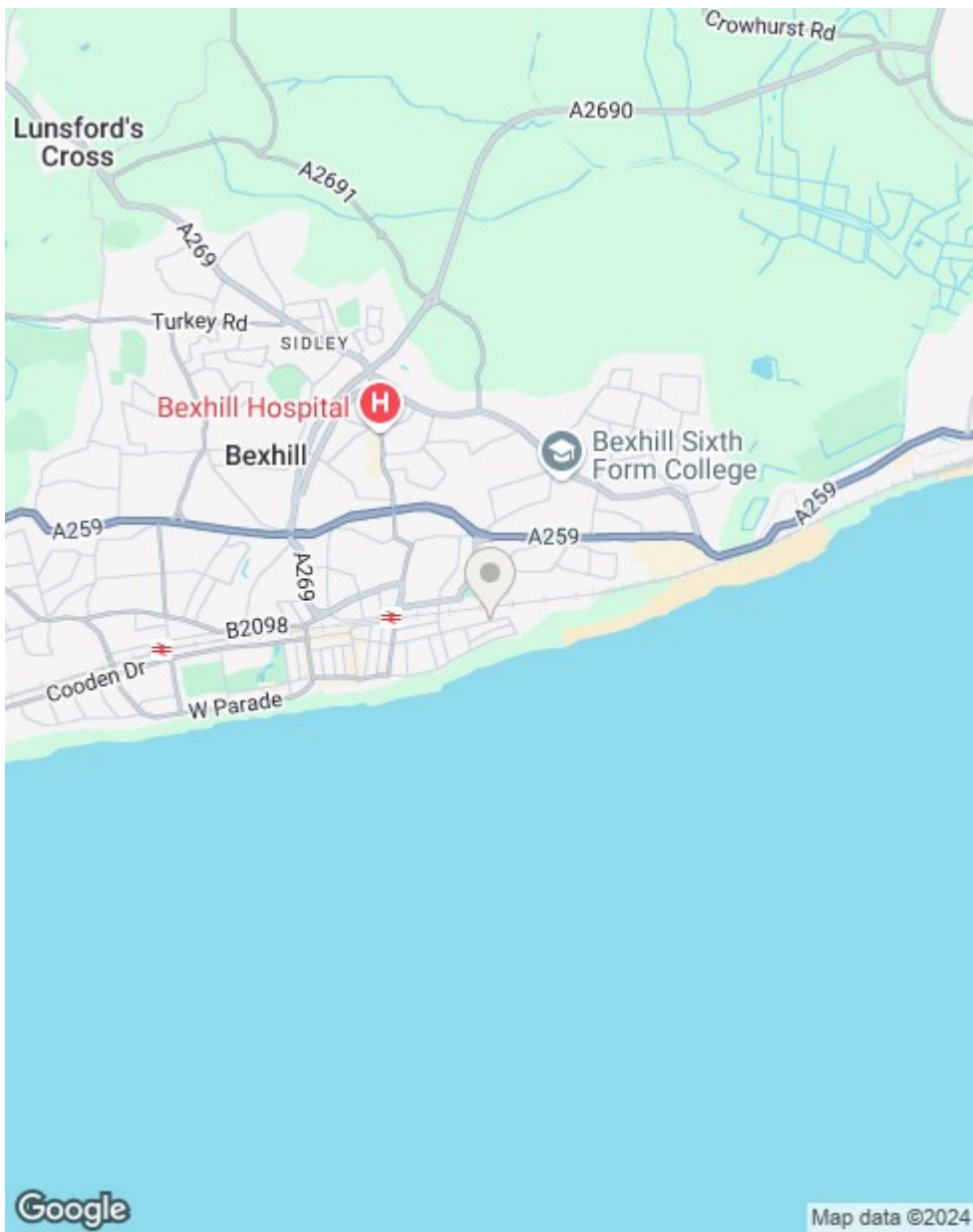
OUTBUILDING
APPROX. FLOOR
AREA 794 SQ.FT.
(73.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2583 SQ.FT. (240.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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