

**RUSH
WITT &
WILSON**



**37 Gunters Lane, Bexhill-On-Sea, East Sussex TN39 4EN
£635,000**

Situated at the end of a private driveway, this exceptional five-bedroom detached house offering an idyllic retreat on approximately 0.3 acres plot size that provide both privacy and seclusion. The property features extensive off-road parking and includes a detached over-size double garage, catering to all your storage needs. The interior of the home boasts a gas central heating system and double-glazed windows and doors, ensuring comfort and energy efficiency throughout the year. The modern kitchen/breakfast room is perfect for casual dining and entertaining, while the spacious living room, complete with an inglenook fireplace, creates a warm and inviting atmosphere. A separate dining room provides additional space for formal gatherings, making this home ideal for hosting family and friends. The master bedroom includes an en-suite bathroom for added convenience, and a family bathroom serves the additional bedrooms. This property is a must-see, and viewing is highly recommended through RWW sole agents, NO CHAIN. The home falls under Council Tax Band D, making it an attractive option for those seeking a balance of luxury and practical living.



Entrance Hallway

Two double radiators, flagstone flooring, window and entrance door to the front elevation.

Living Room

25'11" x 17'7" (7.91 x 5.36)

Bay window to the front elevation, two double radiators, patio doors to the side elevation, stunning inglenook fireplace with oak bressemer, oak wooden flooring.

Kitchen/Breakfast Room

14'8" x 12'4" (4.49 x 3.77)

Fitted kitchen comprising a range of oak fronted base and wall units, butler sink with mixer tap, integrated dishwasher, built in fridge and freezer, Range Master cooker with gas hob, triple oven and grill with matching extractor canopy and light, splashback, concealed lighting, flagstone floor tiling, exposed brick features, breakfast bar area.

Dining Room

14'7" x 7'8" (4.46 x 2.36)

Window to the front elevation, double radiator, flagstone floor tiling

Utility Room

10'4" x 8'2" (3.15 x 2.50)

Window to the rear elevation, pressurised and vented hot water cylinder, plumbing for washing machine, wall mounted gas central heating and domestic hot water cylinder, space for tumble dryer.

Inner Hallway

Double radiator, built in meters cupboard, built in linen cupboard, herringbone floor tiling.

Bedroom Two

14'8" x 9'8" (4.48 x 2.95)

Windows to the rear and side elevations, single radiator.

Bedroom Three

10'1" x 9'10" (3.08 x 3.00)

Windows to the rear and side elevations, double radiator.

Bathroom

Suite comprising jacuzzi panelled bath with shower unit, controls and showerhead, wc with low level flush, wall mounted wash hand basin with vanity unit beneath and mirror above, double radiator, obscured glass window to the side elevation, partly tiled walls.

Study

11'11" x 5'10" (3.65 x 1.78)

Window to the side elevation, herringbone floor tiling.

First Floor Landing

Window to the side elevation.

Bedroom One

17'4" x 14'2" (5.29 x 4.33)

Window to the front elevation, radiator, walk in dressing room with hanging rails and shoe racks, window to the side elevation.

En-Suite

Comprising walk in shower cubicle with tiled floor, chrome showerhead, hand/shower attachment and controls, slate splashbacks, obscured glass window to the side elevation, chrome heated towel rail, tiled floor, wc with concealed cistern, freestanding wash hand basin with vanity unit beneath, digital mirror with light, under floor heating.

Bedroom Four

16'4" x 7'1" (5.00 x 2.16)

Window to the rear elevation, double radiator.

Bedroom Five

12'8" x 7'4" (3.88 x 2.24)

Window to the rear elevation, double radiator.

Outside

Approximately 0.3 acres in total.

Front Garden

Long private driveway with double gates lead to the property, extensive off road parking areas, raised flowerbeds, enclosed with fencing to all sides offering privacy and seclusion, hedging to one side, crazy paved pathways, flowerbeds.

Timber Framed Garage/Workshop

With double opening doors to the front elevation, door to rear.

Side Garden

to the side of the property can be found additional parking on loose stone driveway.

Tandem Double Garage

26'0" x 19'8" (7.95 x 6.00)

Windows to both side elevations, electrically operated shutter door, personal door to side, lighting.

Rear Garden

Mainly laid to lawn, enclosed with fencing to all sides, trellising, patio area to rear offering privacy and seclusion, outside water tap.

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
1533 sq.ft. (142.4 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



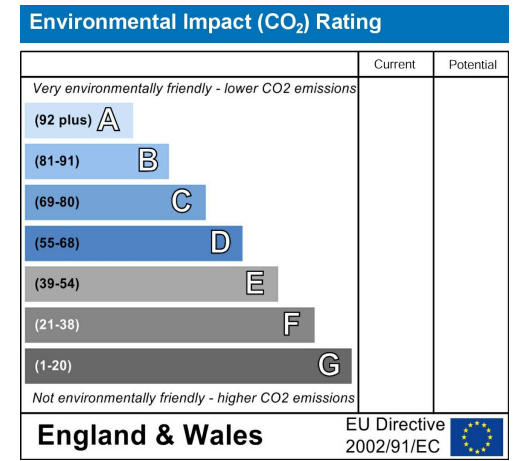
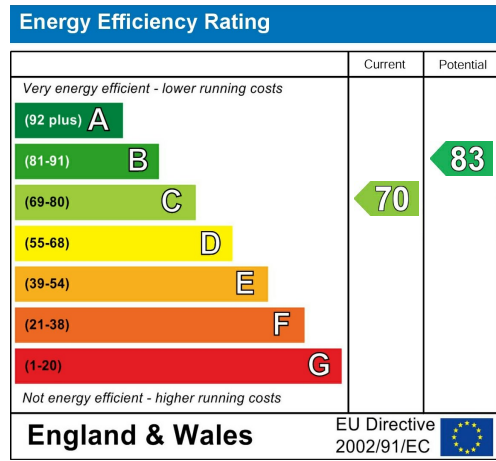
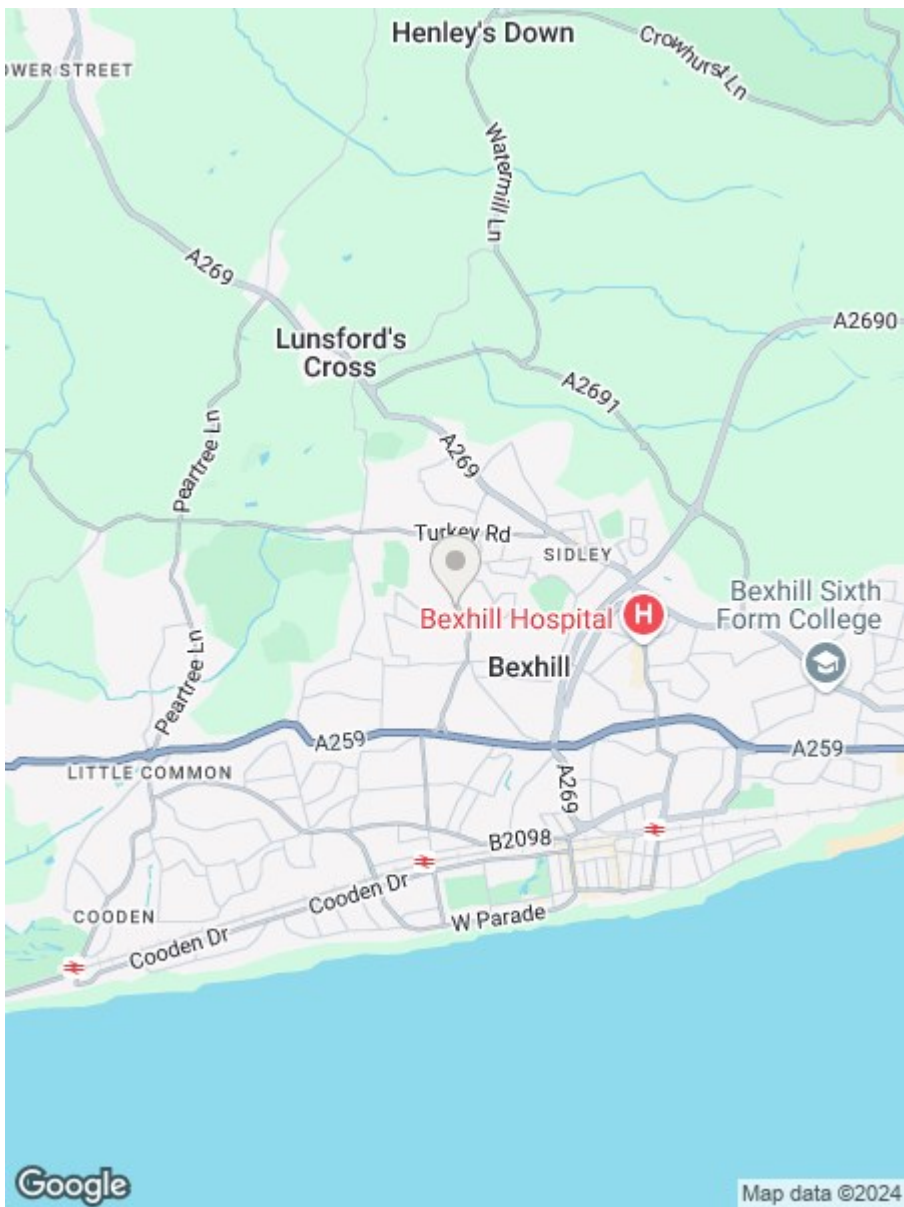
DETACHED GARAGE
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2648 sq.ft. (246.0 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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