

**RUSH
WITT &
WILSON**



**77 Wrestwood Road, Bexhill-On-Sea, East Sussex TN40 2LP
£449,000**

A beautifully presented three/four bedroom detached house, situated in this popular and sought after residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises large living/dining room, modern fitted kitchen/breakfast room, conservatory, leading to cellar, downstairs cloakroom, study and bedroom to the ground floor. To the first floor there are two double bedrooms, one with an ensuite shower room and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts extensive wrap around gardens, well established and mature, off road parking for multiple vehicles and a detached garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Hall

Obscured glass panelled entrance door, stairs leading to first floor, double radiator.

Living/Dining Room

19'5" x 13'10" (5.93 x 4.22)

Dual aspect with double glazed windows overlooking the front elevation and glass panelled sliding doors to the side elevation, feature fireplace with log burning stove, brick surround and wooden mantle, double radiator, recessed ceiling spotlight, dining area with open arch leading through to the kitchen/breakfast room.

Kitchen/Breakfast Room

22'10" x 8'6" (6.96 x 2.61)

Double glazed windows to the rear elevation, glass panelled door giving access onto the conservatory, double radiator. Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated fridge and freezer, space for freestanding cooker, extractor canopy above, integrated dishwasher, space and plumbing for washing machine, tiled splashbacks, feature wooden beams, recessed ceiling spotlights.

Conservatory

15'7" x 11'10" (4.75 x 3.61)

Glass panelled French doors giving access onto the side patio, glass panelled door giving access onto the rear garden, stairs leading down to cellar, double radiator, tiled flooring.

Cellar

With plastic decking flooring, sump pump, offering extensive storage space.

Downstairs Cloakroom

Suite comprising wc low level flush, floating wash hand basin with hot and cold tap, tiled splashback, double glazed window to the rear elevation.

Bedroom Three

11'10" x 10'9" (3.63 x 3.30)

Double glazed windows to the side elevation, radiator, recessed ceiling spotlights.

Study

10'5" x 6'6" (3.18 x 2.00)

Dual aspect with double glazed windows to the front and side elevations, radiator.

First Floor Landing

Double glazed window to the rear elevation, eaves storage, storage cupboard with shelving and further door to eaves storage.

Bedroom One

14'2" x 12'11" (4.33 x 3.94)

Double glazed windows to the front elevation, radiator, built in wardrobe cupboard.

En-Suite

Suite comprising walk in shower with wall mounted shower controls, shower attachment, showerhead, tiled flooring, chrome heated towel rail, tiled walls, recessed ceiling spotlights.

Bedroom Two

14'5" x 10'9" (4.40 x 3.30)

Dual aspect with windows to the front and rear elevations, radiator, eaves storage.

Family Bathroom

Comprising wc with low level flush, floating wash hand basin with mixer tap, jacuzzi bath with chrome controls and additional wall mounted shower attachment and showerhead, chrome heated towel rail, tiled walls, tiled floor, obscured double glazed windows to the rear elevation.

Outside

Front Garden

A driveway to the side of the property provides off road parking for multiple vehicles and leads to a detached garage. The front garden is south facing and beautifully established with a variety of mature plants, shrubs and trees of various kinds.

Detached Garage

With up and over door.

Rear Garden

To the side there is decked area suitable for alfresco dining, the rear garden is mainly laid to lawn with trees and shrubs of various kinds.

Additional Side Garden

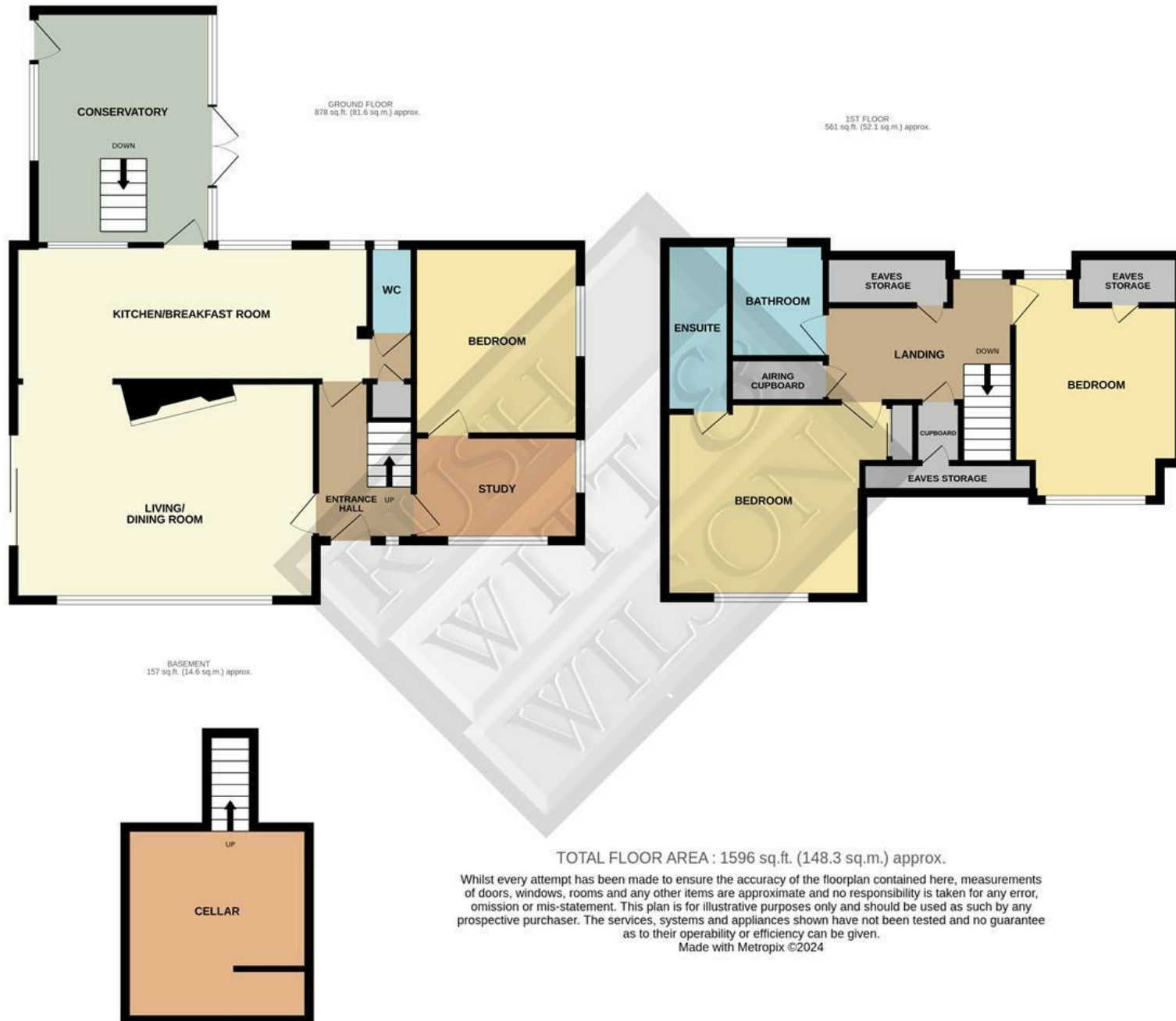
Patio laid, suitable for alfresco dining, enclosed to all sides., raised bed with shrubs and log store.

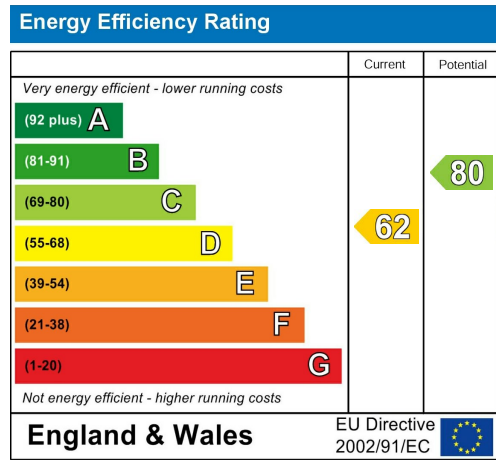
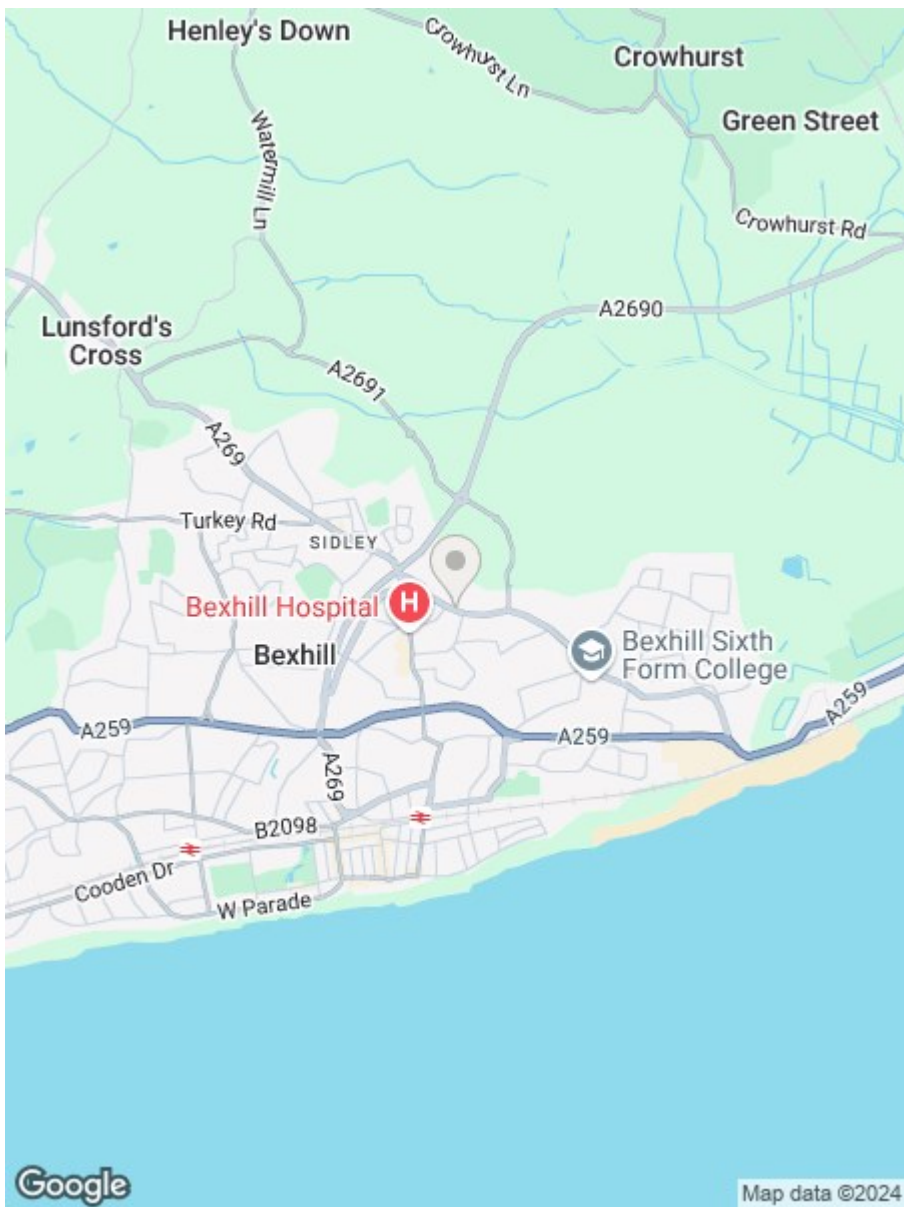
Agents Note

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.







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