

**RUSH
WITT &
WILSON**



**10, Beatrice Walk Gunters Lane, Bexhill-On-Sea, East Sussex TN39 4EW
£410,000 Freehold**

A stunning four bedroom detached family house with accommodation comprising a modern kitchen/breakfast room, living/dining room with fireplace and downstairs cloakroom. On the first floor there is an en-suite to the master bedroom and a further three bedrooms, along with the family bathroom. Other benefits include gas central heating system, double glazed windows and doors, there is also off road parking, an integral garage and private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson.



Entrance Hallway

Entrance door, single radiator, understairs storage cupboard, door to garage.

Cloakroom

WC with low level flush, wall mounted wash hand basin with tiled splashback, obscure glass window to the side elevation, single radiator.

Living/Dining Room

17'1" x 15'9" (5.21m x 4.81m)
Window overlooks the rear elevation with patio doors, two single radiators, living flame coal effect fire set in ornate stone fireplace.

Kitchen/Breakfast Room

10'3" x 10'3" (3.13m x 3.13m)
Window to the front elevation, door to side, single radiator. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel unit with mixer tap, tiled splashbacks, gas hob with double oven and grill beneath, extractor canopy and light, built-in fridge and freezer, integrated dishwasher, built-in washing machine.

First Floor

Landing

Access to the roof space, built-in storage cupboard, doors off to the following:

Bedroom One

16'1" x 11'7" (4.91m x 3.54m)
Two windows to the front elevation, two single radiators.

En-Suite

Comprising walk-in shower cubicle with rainfall showerhead, chrome controls and hand shower attachment with sliding door, pedestal wash hand basin, wc with low level flush, half height wall tiling, chrome heated towel rail, obscure glass window to the side elevation.

Bedroom Two

10'9" x 9'8" (3.29m x 2.96m)
Window to the rear elevation, single radiator.

Bedroom Three

9'4" x 8'11" (2.86m x 2.72m)
Window to the front elevation, single radiator.

Bedroom Four

8'1" x 8'10" (2.48m x 2.70m)
Window to the rear elevation, single radiator.

Bathroom

Suite comprising panelled bath with hand shower attachment, wc with low level flush, pedestal wash hand basin with tiled splashback, single radiator, obscure glass window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with flower and well stocked shrub beds, picket fencing, off road parking is available on the brick paved driveway.

Garage

Up and over door, plumbing for washing machine, space for tumble dryer with utility room to the rear which houses base unit with laminate worktop, single drainer sink unit, plumbing for washing machine, wall mounted gas central heating and domestic hot water boiler, window overlooking the rear garden with personal door.

Rear Garden

Mainly laid to lawn and is a southerly aspect and is enclosed with all fencing to all sides with mature shrubbery, plants and trees of various kinds offering privacy and seclusion as well as patio area for alfresco dining.

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.

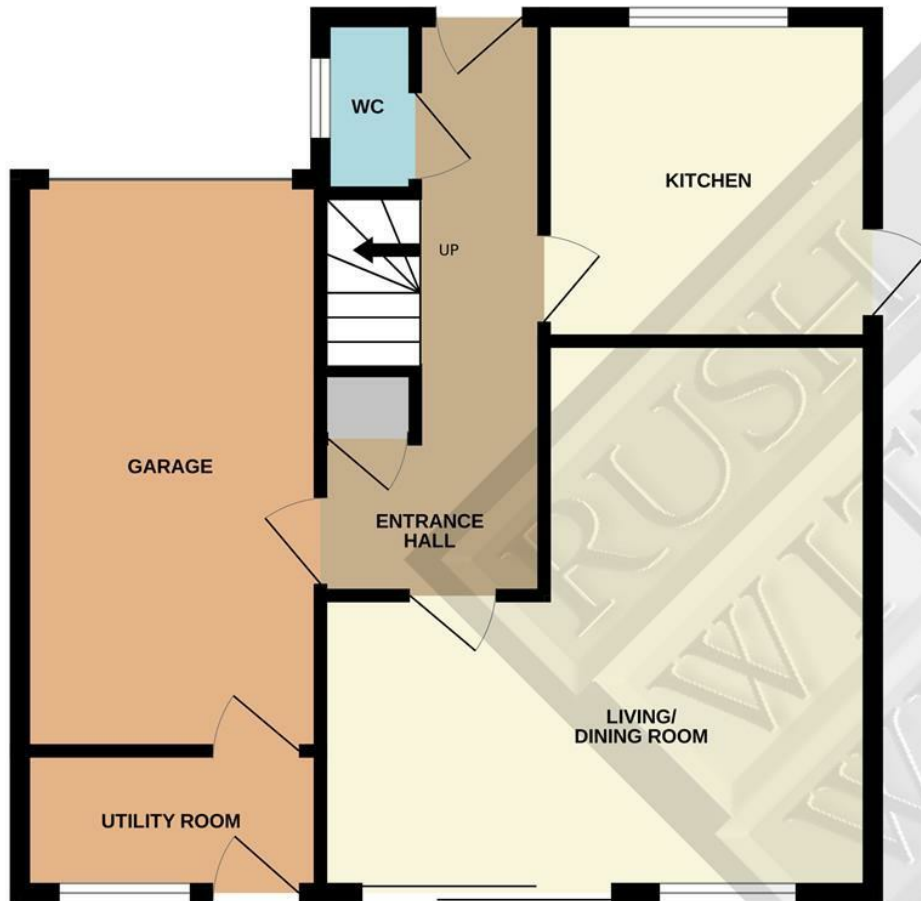
Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



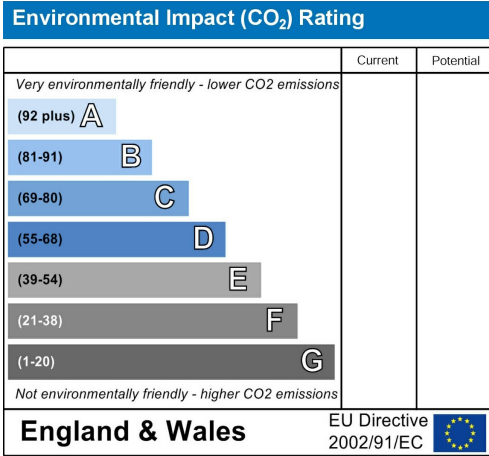
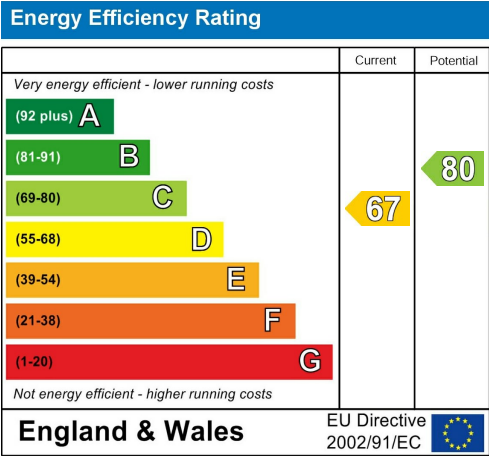
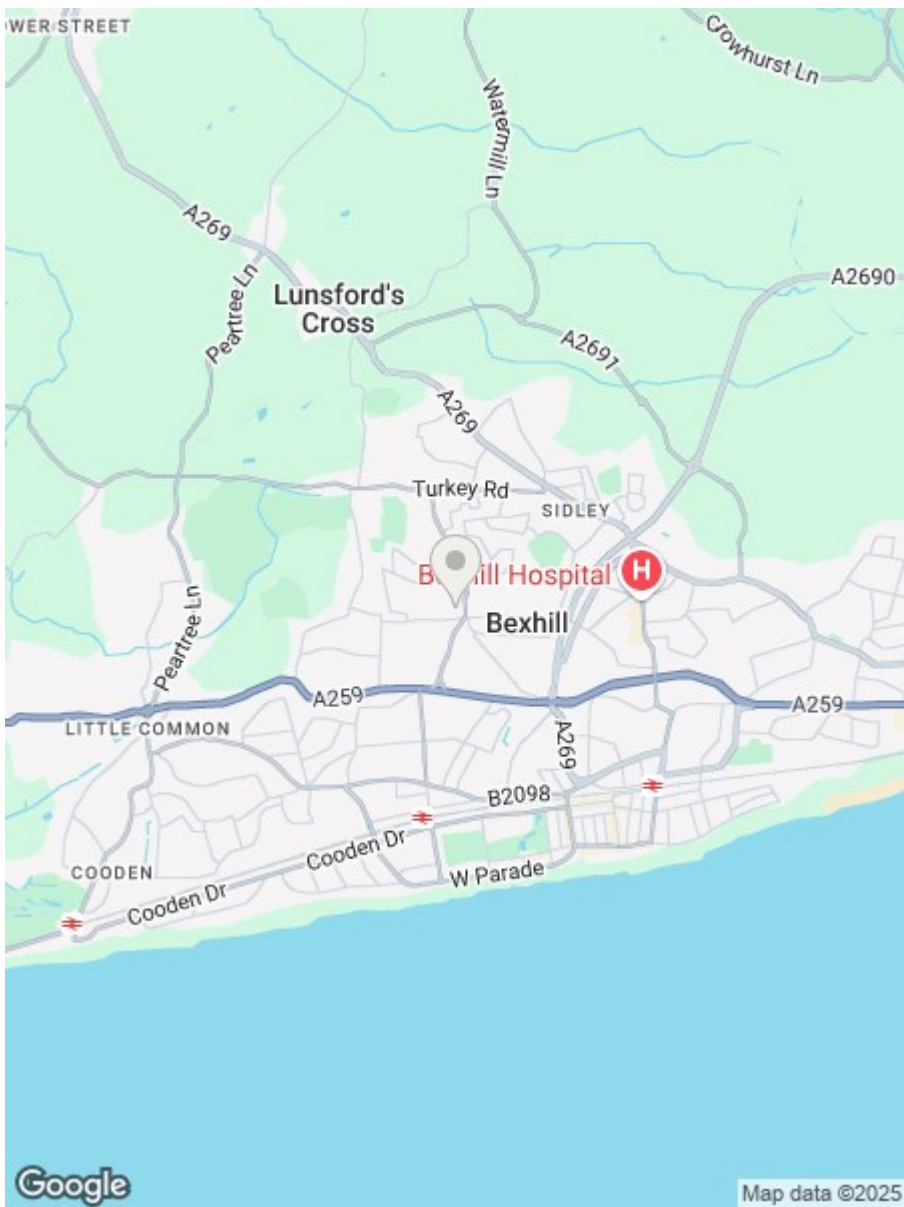
1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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