

**RUSH
WITT &
WILSON**



**30 Glyne Ascent, Bexhill-On-Sea, East Sussex TN40 2NX
£625,000 Freehold**

A stunning Circa 1920's detached house presented to an exceptional standard by the current vendors comprising four bedrooms, two reception rooms, sunny conservatory, beautiful kitchen/breakfast room as well as a utility room and a downstairs cloakroom. Other benefits include a gas central heating system, double glazed windows and doors. Private front and extensive rear garden with swimming pool and there is also a garage and off road parking available. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Reception Hall
12'7 x 9'10 (3.84m x 3.00m)
Window and door to the front, under-stairs storage cupboard, beautiful hardwood flooring.

Living Room
19' x 13'2 (5.79m x 4.01m)
Bay window to the front elevation, double radiator, beautiful cast iron fireplace, highly polished wood flooring.

Kitchen/Breakfast Room
12'9 x 12'3 (3.89m x 3.73m)
Window to the rear elevation and beautiful modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer one and a half bowl sink unit with mixer tap, Range style 110 cooker with gas hob, ovens and grill beneath, extractor canopy, space for American style fridge/freezer, breakfast bar area, concealed lighting, tiled splashbacks.

Utility Room
9'7 x 6'10 (2.92m x 2.08m)
Base and wall units, laminate worktop, plumbing for washing machine and plumbing for dishwasher, single radiator, door to garage and door to the rear, tiled floor.

Dining Room
18' x 11'11 (5.49m x 3.63m)
Windows and French doors leading out to the conservatory, two double radiators, highly polished wood flooring.

Cloakroom/WC
Wc with low level flush, window to side elevation, tiled walls and floor.

Conservatory
18'7 x 5'11 (5.66m x 1.80m)
Upvc double glazed construction overlooking the rear garden with door leading out, tiled floor.

First Floor

Landing
Access to roof space, single radiator, window to the side elevation.

Bedroom One
15'7 x 14' (4.75m x 4.27m)
Bay window to the front elevation, double radiator, panelled feature wall.

Bedroom Two
13'3 x 10'5 (4.04m x 3.18m)
Window to the rear elevation single radiator, built-in wardrobe cupboards.

Bedroom Three
9'11 x 9'4 (3.02m x 2.84m)
Window to the front elevation, single radiator, built-in wardrobe cupboards.

Bedroom Four
12'10 x 8'2 (3.91m x 2.49m)
Window to the front elevation, single radiator, built-in wardrobe cupboards.

Bathroom
Stunning suite comprising roll top bath with wall mounted electric shower controls and showerhead, additional chrome hand shower attachment and shower screen, wall mounted wash hand basin with vanity drawers beneath, tiled floor and walls, obscure glass window to the rear elevation, single radiator.

Outside

Front Garden
This has been designed with off road parking in mind with parking for several vehicles and to the side there is a shingled area with shrubbery and enclosed with fencing to all sides offering security.

Rear Garden
Mainly laid to lawn and extensive in size with beautifully planted shrub and flower beds, two timber framed sheds, patio for alfresco dining, good size swimming pool with cover and ladder, outside water tap and additional shed, rockery areas and features and some wall pillar detailing and ample patio areas around the pool for additional alfresco dining.

Garage
Spacious one and a half sized garage with power and light and electrically operated door to the front.

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
997 sq.ft. (92.7 sq.m.) approx.

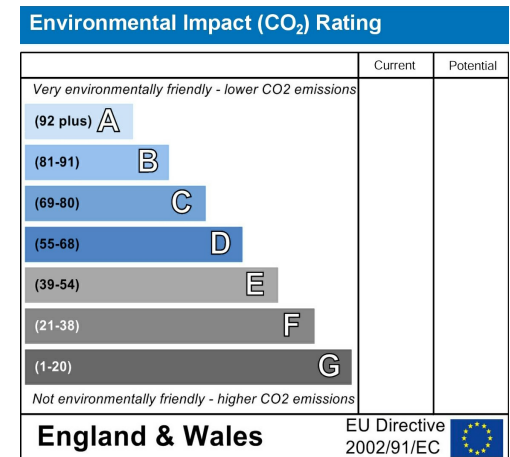
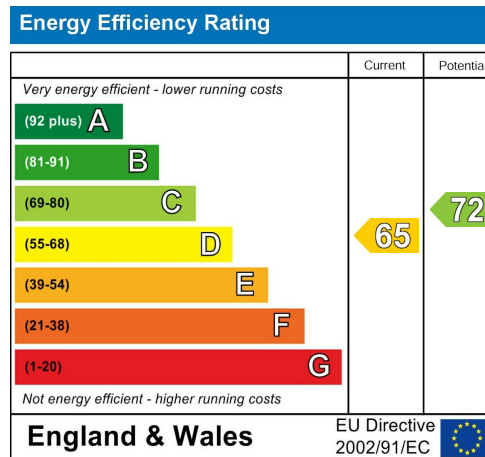
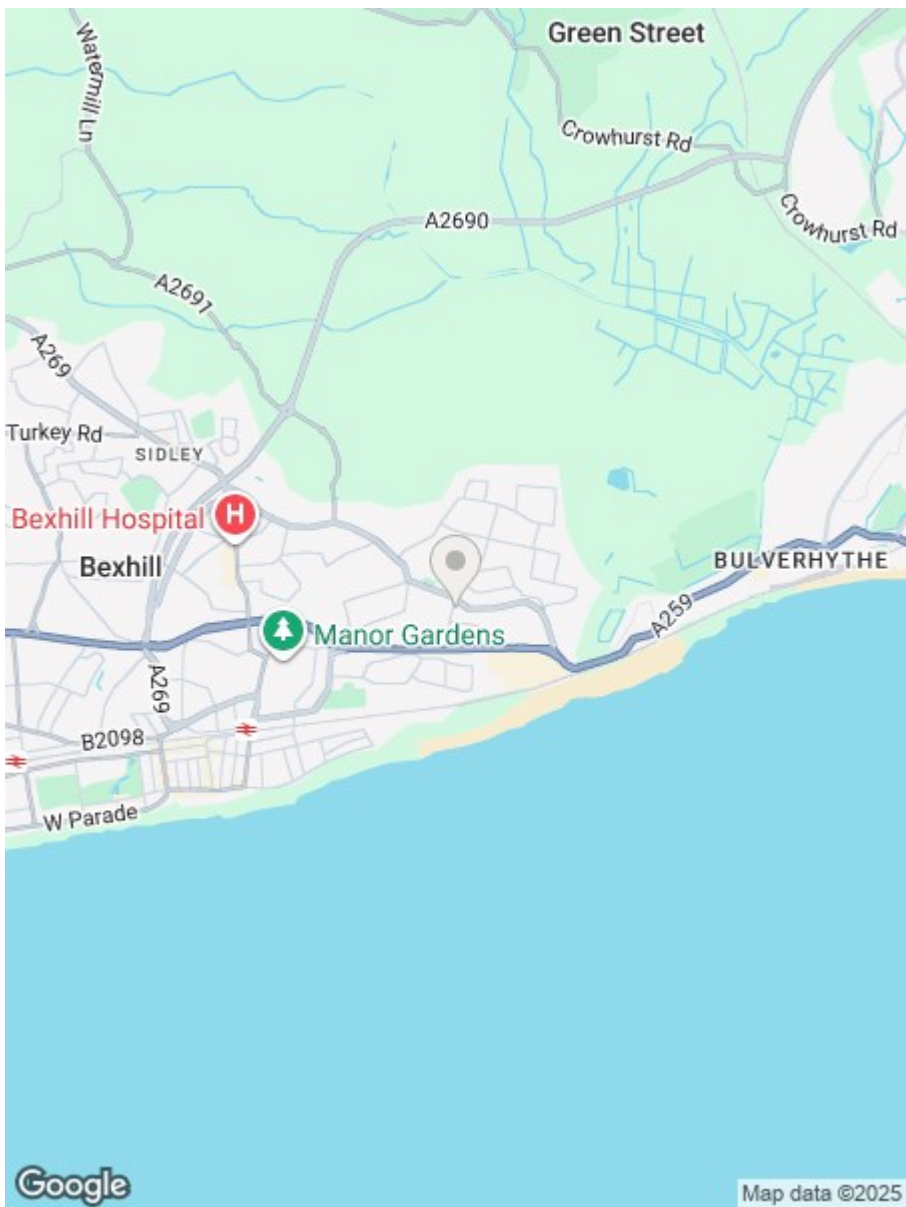
1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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