

**RUSH
WITT &
WILSON**



Wendover Watermill Lane, Bexhill-On-Sea, East Sussex TN39 5JB
£775,000

An opportunity to acquire this exceptionally well presented and deceptively spacious four bedroom detached chalet bungalow beautifully situated in this picturesque rural lane position with extensive gardens and stunning views.

The property has been completely renovated and refurbished to an incredible standard and a very high spec by the current vendors with just some of the notable improvements to include a complete new roof with new rafters, battens, joists, insulation and tiles, complete re-wire and a brand new plumbing and central heating system all signed off by buildings regulation with full supporting documentation available.

The property benefits from versatile and spacious accommodation throughout with the ground floor offering a sitting room with rural views, impressive newly fitted kitchen/diner with built in appliances and AGA, two double bedrooms with one of the bedrooms benefitting from en-suite shower room, brand new family bathroom including double ended bath and separate shower cubicle, utility room, study and rear porch. There is further potential to easily convert part of the downstairs into a separate annex with services already in place if needed.

To the first floor, there are a further two double bedrooms and a separate WC.

Externally the property boasts a an extensive rear garden approximately 250ft in length mainly laid to lawn with a raised patio area whilst to the front there is a 'T' shaped driveway providing off road parking for multiple vehicles with garage. There is a further detached single garage to the rear of the property with office/studio conversion potential.

Surrounded by open countryside and farmland, this is a rare opportunity to acquire a property in this fantastic rural location but still benefiting from quick and easy access to the new 'Link Roads' for access on to the A21. Viewing comes highly recommended by RWW sole agents.



Covered Porchway

Tiled hung covered porchway.

Entrance Hallway

With entrance door and window to front elevation, double radiator, under stairs storage cupboards.

Living Room

23'2 x 11'7 (7.06m x 3.53m)

Window to the side elevation, two double radiators, patio doors lead out onto the rear garden with rural views, feature fireplace.

Study

10'3 x 6'8 (3.12m x 2.03m)

Windows to both side and rear elevations with door leading out to the rear, double radiator, wood flooring.

Kitchen/Breakfast Room

21'2 x 16'1 (6.45m x 4.90m)

Brand new, stunning, bespoke kitchen comprising shaker style base and wall units in mat cream finish, solid wood block worktops, integrated fridge and freezer, integrated dishwasher, enamel sink unit with mixer tap, tiled floors, beautiful classic 110 Range Master electric cooker with matching extractor canopy and light, tiled splashbacks, concealed lighting, light glass fronted cabinets, electric Aga with three ovens and hotplates, windows overlook the rear elevation with views over the neighbouring woodland and fields.

Rear Porch

With windows to both rear and side elevations, door to side.

Utility Room

10'9 x 4'5 (3.28m x 1.35m)

Window to the side elevation, double radiator, ceramic floor tiling, base and wall units with single drainer stainless steel sink unit with mixer tap, space for tumble dryer and plumbing for washing machine.

Bedroom One

13'2 x 12'6 (4.01m x 3.81m)

Two windows to the front elevation, double radiator, built in wardrobe cupboards.

En-Suite

Brand new suite comprising wc with low level flush, pedestal

wash hand basin with tiled splashback, walk in double width shower with chrome controls, chrome showerhead, hand shower attachment, wood flooring, double radiator.

Bedroom Three

11'2 x 13'5 (3.40m x 4.09m)

Bay window to the front elevation, double radiator, meters cupboard.

Family Bathroom

Stunning contemporary suite comprising double ended bath with floating chrome controls and hand shower attachment, wc with low level flush, pedestal wash hand basin with tiled splashback, electric shaver point with light, double radiator, ceramic floor tiling, chrome heated towel rail, walk in shower cubicle with chrome controls, chrome fixed showerhead and hand shower attachment.

First Floor Landing

Velux window to the front elevation, double radiator.

Bedroom Two

12'9 x 16'2 (3.89m x 4.93m)

Windows to both front and rear elevations with stunning rural views, two double radiators.

Bedroom Four

10' x 16'5 (3.05m x 5.00m)

Window to both front and rear elevations with far reaching countryside views, two double radiators, eaves storage.

Cloak Room

Brand new suite comprising WC with low level flush, double radiator, wood flooring, Velux window to the rear elevation, wall mounted wash hand basin with vanity unit beneath and matching tiled splashbacks.

Outside

Approximately 0.5 acres in total.

Front Garden

Mainly laid to lawn, enclosed with fencing and mature hedging, brick retaining walls, off road parking for several vehicles to the front.

Rear Garden

Extensive in size, mainly laid to lawn, enclosed by hedging and mature shrubbery of various kinds, raised patio area

with retaining wall, gate to the side, timber framed shed, two large container sheds to the very rear of the garden, outside water tap, various tress offer privacy and seclusion, far reaching views across neighbouring countryside.

Detached Garage

With metal up and over door, pitched tiled roof, personal door to side with window, no longer accessible from drive but excellent office or gym conversion.

Additional Garage

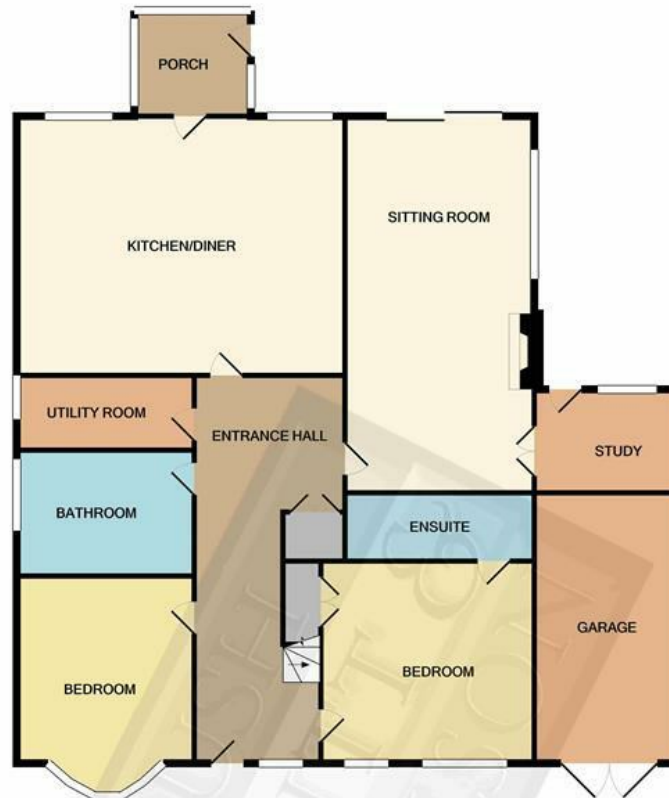
To the front of the property with power, light, storage, up and over door.

Agents Note

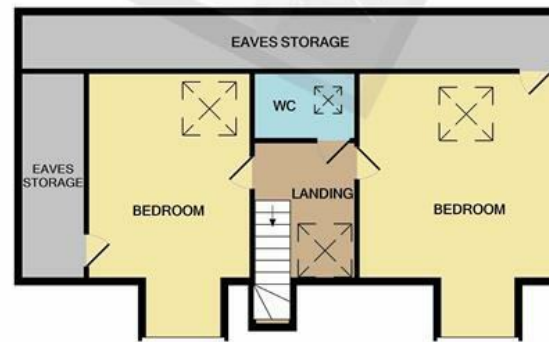
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR
APPROX. FLOOR
AREA 1528 SQ.FT.
(141.9 SQ.M.)

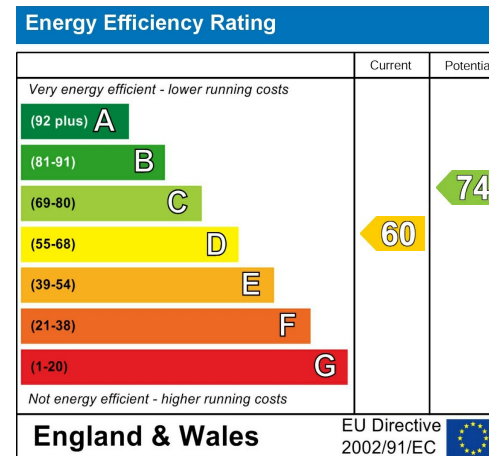


1ST FLOOR
APPROX. FLOOR
AREA 598 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2126 SQ.FT. (197.5 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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