

**RUSH
WITT &
WILSON**



**4 Brassey Road, Bexhill-On-Sea, East Sussex TN40 1LD
£625,000**

An eight bedroom house, partially attached, excellent residential or investment opportunity, extensive accommodation, situated close to Bexhill Town and Seafront, with four reception rooms, six bathrooms, double glazed windows and doors, large kitchen, second kitchen on second floor, utility room, boiler room, gas fired central heating system, lift, downstairs cloakroom, private front and rear gardens, detached utility building, off road parking to the rear for several vehicles, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

With security alarm system, fire alarm panel controls, entrance door, two windows to the side elevation, double radiator.

Cloakroom

With wc with low level flush, wall mounted wash hand basin and tiled splash back.

Additional Cloakroom

With wc with low level flush, wall mounted wash hand basin, mirror, tiled splash backs.

Reception Room One

13'8 x 14'10 (4.17m x 4.52m)

Window to front elevation and side elevation, two radiators, built in storage cupboard.

Reception Room Two

21'5 x 13'5 (6.53m x 4.09m)

Bay window to front elevation, original ornate fireplace, double radiator.

Inner Hallway

Door to side leading to garden.

Utility Room

Obscured glass window to the side elevation, butler sink with taps, plumbing for washing machine, half height tiling.

Kitchen

13'6 x 18'7 (4.11m x 5.66m)

Bay window to the rear elevation, three double radiators, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, one and half bowl single drainer sink unit with mixer tap, gas hob, centre island with circular sink unit with mixer tap an built in microwave, four electric ovens and grills with an additional gas hob, tiled splash backs, to the rear of the kitchen there is an additional single drainer sink unit with taps and a wall mounted stainless steel sink unit with splash backs, plumbing for dishwasher.

Side Lobby

With door to front and door to boiler room.

Boiler Room

Obscured glass window to the rear elevation, wall mounted gas central heating boiler, butler sink and water cylinders.

Reception Room Three

7'1 x 7'3 (2.16m x 2.21m)

Window to side elevation, double radiator, shelving.

Reception Room Four

13'8 x 14'10 (4.17m x 4.52m)

Inner Hallway Two

With large storage cupboard.

First Floor Landing

With stairs and lift leading to first floor landing, large storage cupboard with obscured glass window to side elevation.

Bedroom One

13'3 x 12'2 (4.04m x 3.71m)

Window to rear elevation, two double radiators.

Cloaks Cupboard

Cloaks cupboard comprising bathroom suite with panelled bath, wc with low level flush, pedestal wash hand basin, radiator.

Bedroom Two

14'3 x 14'7 (4.34m x 4.45m)

Bay window to front elevation, double radiator, built in storage cupboard.

Bathroom

Suite comprising panelled bath with chrome hand/shower attachments and chrome controls, wc with low level flush, pedestal wash hand basin, double radiator, window to side elevation.

Bedroom Three

8'1 x 13'10 (2.46m x 4.22m)

Window to front elevation, two double radiators.

Wet Room

With wall mounted electric shower unit and controls with seat, wc with low level flush, wall mounted wash hand basin with mirror.

Fire Escape

Situated to the rear of the building is a fire escape door leading to external fire escape stairway.

Bedroom Four

11'8 x 13'9 (3.56m x 4.19m)

Window to rear elevation, two double radiators, built in storage cupboard.

Second Floor Landing

With stair and lift access to second floor.

Bedroom Five

13'5 x 16'8 (4.09m x 5.08m)

Window to front elevation, double radiator and single radiator.

En-Suite Bathroom

Suite comprising panelled bath, wc with low level flush, wall mounted wash hand basin and tiled walls.

Bedroom Six

16'8 x 8'5 (5.08m x 2.57m)

Two windows to the side elevation. two double radiators.

En-Suite Bathroom

Suite comprising panelled bath with shower controls and shower head, wc with low level flush, pedestal wash hand basin, double radiator, part tiled walls.

Dressing Room

12'1 x 6'1 (3.68m x 1.85m)

Window over looking rear elevation, double radiator, built in wardrobe cupboard.

Bedroom Seven

18'1 x 13'2 (5.51m x 4.01m)

Window to front elevation, double radiator and single radiator.

En-Suite Wet Room

With wall mounted electric shower unit, controls and shower head with seat, wc with low level flush, wall mounted wash hand basin, obscured glass window to side elevation, double radiator.

Bathroom

Suite comprising panelled bath, pedestal wash hand basin, wc with low level flush, obscured glass window to side elevation, double radiator.

Bedroom Eight

15'6 x 11'3 (4.72m x 3.43m)

Window to rear elevation, two double radiators.

Kitchenette

With base units and laminate worktops, single drainer sink unit with mixer tap and splash backs.

Outside

Front Garden

Mainly laid to lawn with shrub and flowerbeds, brick pathway to front entrance door, wooden gate to side, enclosed with a combination of shrubbery and retaining walls to all sides.

Rear Garden

Has been arranged predominantly for off road parking, there is a lawned area. some raised flower and shrub beds, five bar gate accessed via Knole Road to the back of the property, large timber framed external utility building suitable for use as an office or gym. Extensive off road parking for several vehicles.

Utility Building

17'2 x 16'5 (5.23m x 5.00m)

French doors, windows to both front and side elevations, power and light, external lighting.

Agents Note

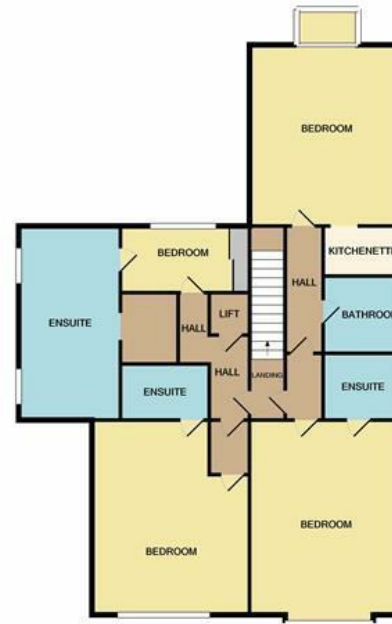
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR
APPROX. FLOOR
AREA 1522 SQ.FT.
(141.4 SQ.M.)

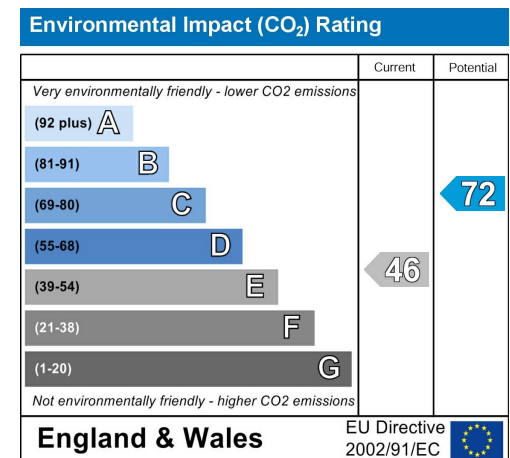
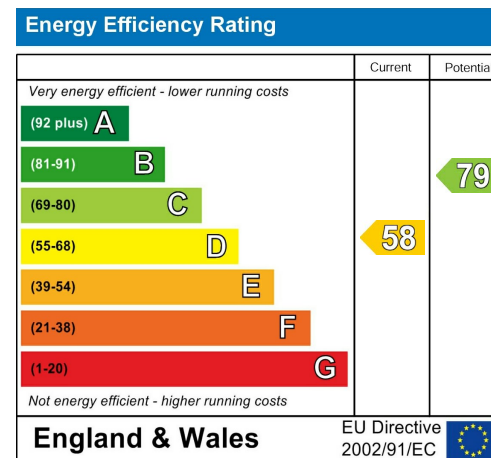
1ST FLOOR
APPROX. FLOOR
AREA 1288 SQ.FT.
(119.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 1244 SQ.FT.
(115.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 4054 SQ.FT. (376.6 SQ.M.)

©2022 The above information is provided for general information only and is not intended to constitute an offer of any financial product or service. It is not intended to be relied upon in making any investment decision. The information is provided for general information only and is not intended to be relied upon in making any investment decision. The information is provided for general information only and is not intended to be relied upon in making any investment decision.



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**