

**RUSH  
WITT &  
WILSON**



**43 Beacon Hill, Bexhill-On-Sea, East Sussex TN39 5DF  
£499,950**



**A stunning four bedroom detached family house with kitchen/breakfast room, utility room, two reception rooms, double glazed windows and doors, gas central heating system, double garage, en-suite to master bedroom, family bathroom, downstairs cloakroom, ample off road parking, presented to an exceptional standard by the current vendors, private front and south facing rear garden, NO CHAIN. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band E.**



### **Entrance Hall**

With entrance door, window to the front elevation, wood flooring, double radiator, under stairs storage cupboard.

### **Cloakroom**

Obscured glass window to the front elevation, wall mounted wash hand basin with vanity cupboard and splashback, double radiator, wc with low level flush.

### **Living Room**

15'8" x 12'6" (4.78 x 3.82)

French doors and windows overlook the southerly facing rear garden, double radiator.

### **Dining Room**

10'7" x 9'7" (3.25 x 2.94)

Window to the front elevation, double radiator, wood flooring.

### **Kitchen/Breakfast Room**

14'7" x 8'9" (4.45 x 2.69)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate granite effect worktops, double radiator, composite sink unit with one and half bowl mixer tap, integrated dishwasher, integrated double oven with grill, space for fridge/freezer, induction hob with extractor canopy and light, tiled splashbacks, concealed led lighting, breakfast bar area.

### **Utility Room**

6'6" x 5'1" (2.00 x 1.57)

Window and door lead to the side elevation, built in storage cupboard, base and wall units, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, shelving, tiled splashbacks.

### **First Floor Landing**

Access to roof space.

### **Bedroom One**

12'10" x 10'2" (3.93 x 3.10)

Window to the rear elevation, single radiator, built in wardrobe cupboards.

### **En-Suite**

WC with low level flush, heated towel rail, wall mounted wash hand basin with vanity unit beneath, walk in shower cubicle with chrome controls and chrome showerhead, partly tiled walls, obscured glass windows to the side elevation.

### **Bedroom Two**

13'1" x 8'11" (4.00 x 2.74)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

### **Bedroom Three**

10'0" x 11'2" (3.06 x 3.41)

Two windows overlook the front elevation with far reaching views over adjoining countryside, single radiator.

### **Bedroom Four**

9'9" x 9'0" (2.97m x 2.74m)

Window to the front elevation with far reaching views, single radiator.

### **Family Bathroom**

Suite comprising panelled bath, wc with concealed cistern, wash hand basin with vanity cupboard beneath, heated towel rail, electric shaver point and mirror, bath with hand/shower attachment, splashbacks, obscured glass window to the side elevation.

### **Outside**

#### **Front Garden**

Beautifully planted with a whole host of shrubs, plants and trees of various kinds, bricked paved pathways lead to the front entrance and side of property.

#### **Rear Garden**

Mainly laid to lawn with southerly aspect, extensive in size with beautifully planted shrub and flowerbeds, patio area for alfresco dining, various seating areas

#### **Double Garage**

17'7" x 16'4" (5.37m x 4.98)

Two up and over doors, power and light, additional storage in the eaves, window and personal door to the rear.

#### **Agents Note**

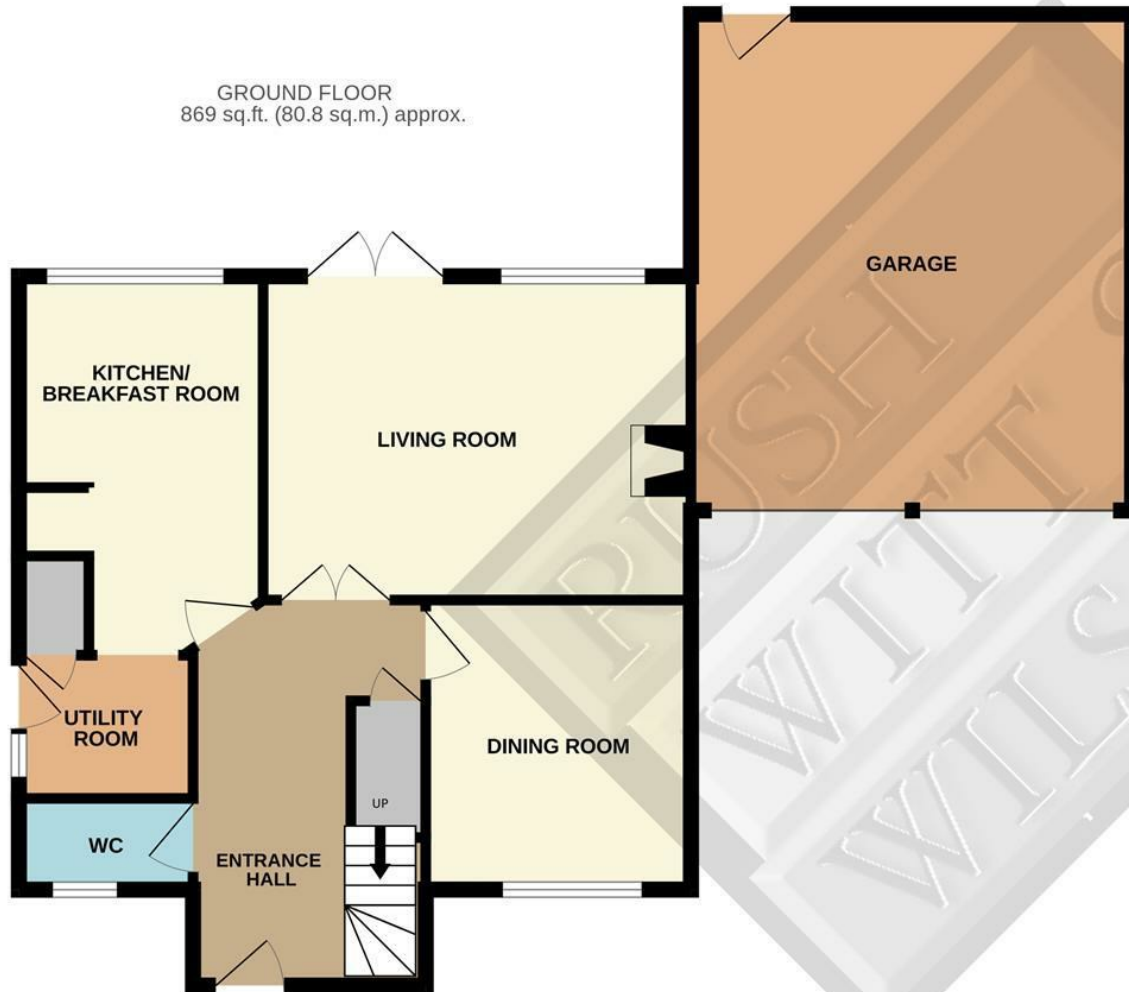
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



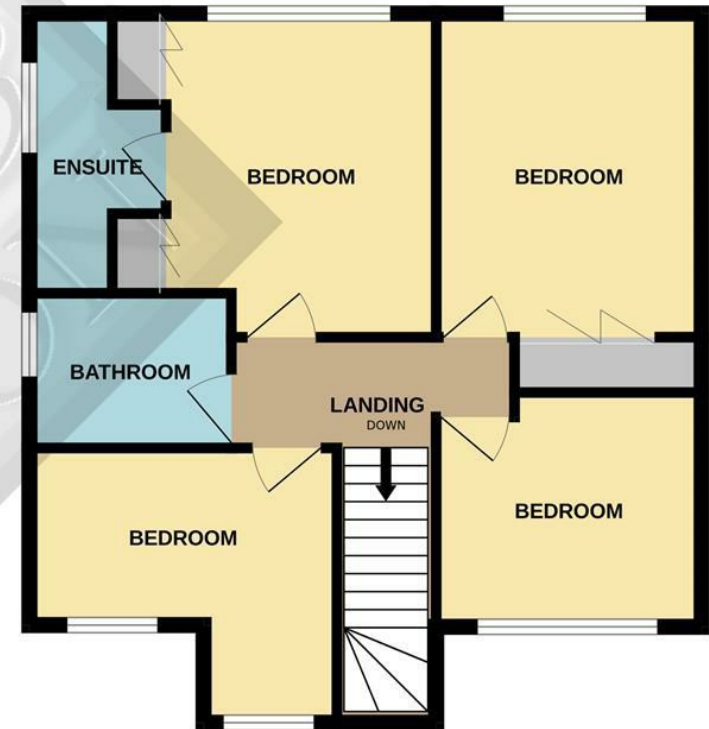




GROUND FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



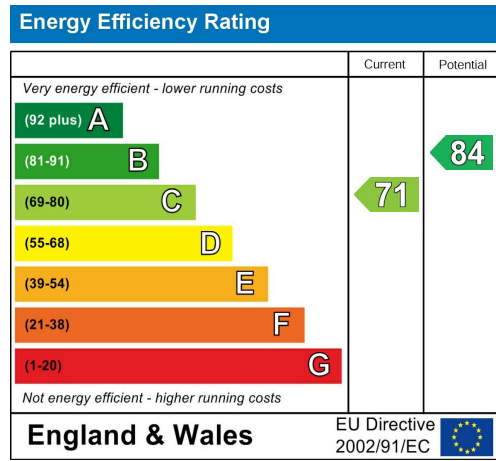
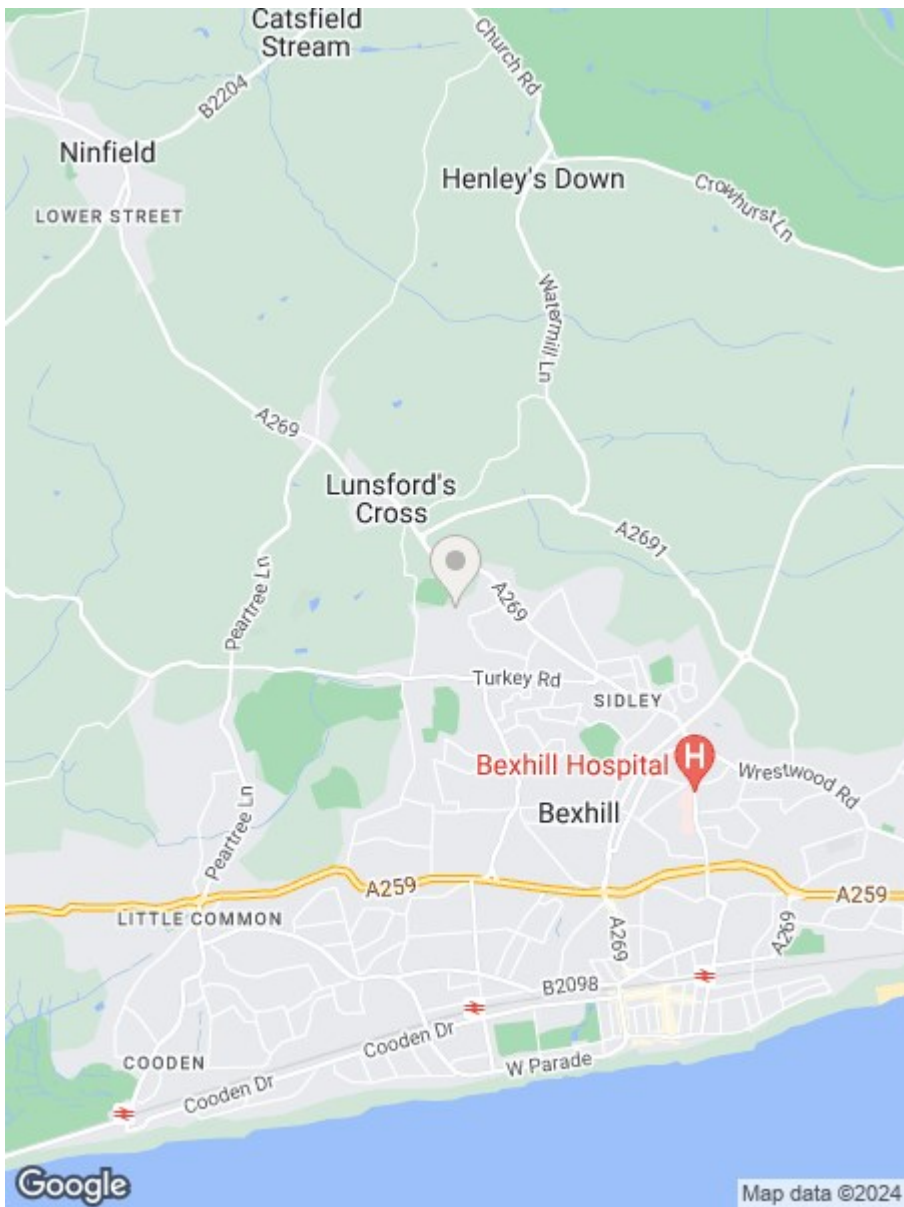
1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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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