

**RUSH
WITT &
WILSON**



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105 Dorset Road, Bexhill-On-Sea, East Sussex TN40 2HU
Offers In Excess Of £500,000 Freehold

About this property

Rush Witt & Wilson Estate Agents are delighted to offer for sale this substantial detached Edwardian residence, occupying a sought-after position on a prestigious tree-lined road of individual homes. Rich in period charm and character, this impressive family home offers exceptionally spacious and versatile accommodation, perfectly suited to modern family living. The property boasts five generously proportioned bedrooms and three elegant reception rooms, including a magnificent living room and a superb dining room overlooking the beautiful rear garden. A well-appointed kitchen/breakfast room is complemented by a separate utility room, while a ground floor shower room, first floor family bathroom and a useful cellar provide excellent practicality. Throughout the home, many rooms benefit from impressive 9ft high ceilings, enhancing the sense of light and space, whilst a number of attractive original fireplaces and period features add warmth and character. Externally, the property enjoys mature front and rear gardens, with the private rear garden offering a wonderful space for entertaining and family enjoyment, together with a large detached store. To the front, there is ample off-road parking. Further benefits include gas central heating, double glazed windows and external doors. Ideally located, the property is positioned on a convenient bus route and is within easy reach of Bexhill college, highly regarded schools and a range of local amenities. Bexhill town centre, the mainline railway station, and the picturesque seafront are approximately one mile away.

A rare opportunity to acquire a substantial Edwardian family home in one of Bexhill's most desirable residential locations. Viewing comes highly recommended by Rush Witt & Wilson Estate Agents.









Floor 0



Floor 1

Approximate total area⁽¹⁾

171.7 m²

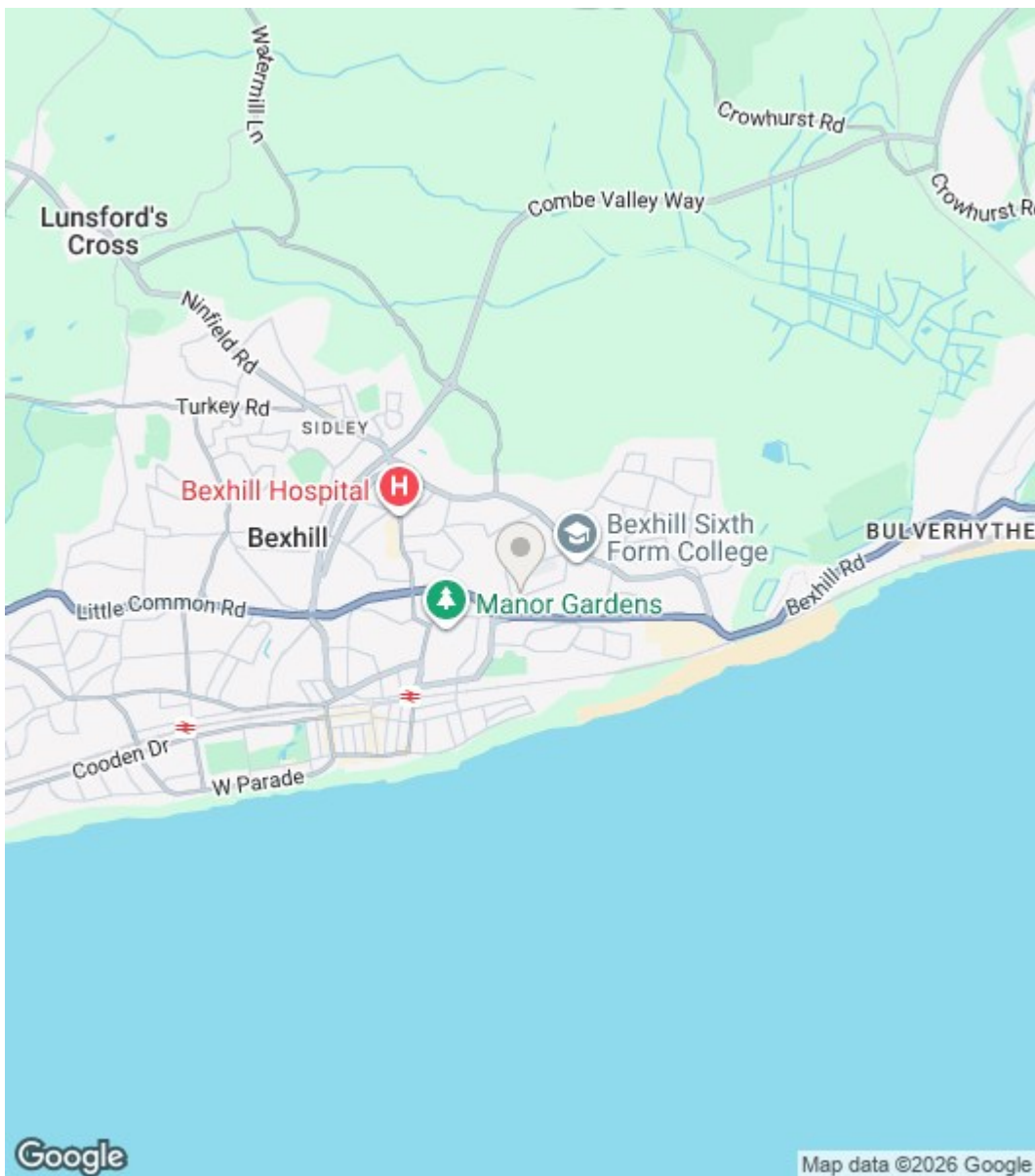
1848 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
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