

**RUSH
WITT &
WILSON**



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WITT &

**5 Richmond Grove, Bexhill-On-Sea, East Sussex TN39 3EQ
£950,000 Freehold**

Location, Location Location...

A substantial detached house, situated in one of Bexhill's most sought after roads, within a stones throw to Bexhill Sea Garden & the beach, approx. five minutes walk to Collington train station, bus stop and close proximity to Bexhill Town Centre and Bexhill Train Station. Offering bright and spacious accommodation throughout, the property comprises, entrance porch, entrance hallway, living room, conservatory, stunning kitchen/ breakfast room, additional separate dining room, utility room, study to the ground floor, shower room, lean to/ extra utility space, five bedrooms to the first floor, shower room, family bathroom and separate w/c. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Stunning original parquet flooring and split stair case. Externally, the property boasts extensive off road parking to the front, and a beautiful, private, south facing rear garden with detached, brick built studio. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



Entrance Porch

Double glazed double panelled entrance door leading into:

Entrance Hallway

Stunning oak original entrance door, double glazed window to the front elevation, vertical radiator, stunning parquet flooring, stairs rising to the first floor with coat storage beneath, cupboard with fitted shelving, doors off to the following:

Living Room

20'4 x 14'8 (6.20m x 4.47m)

Two sets of double glazed panelled doors with access into the conservatory, double glazed window to the side elevation, vertical radiator, feature fireplace.

Conservatory

22'2 x 14'6 (6.76m x 4.42m)

Upvc construction with double glazed windows and doors overlooking the side and rear southerly elevation, tiled flooring.

Kitchen/Breakfast Room

17'10 x 15'8 (5.44m x 4.78m)

Double glazed bay windows and door to the southerly elevation overlooking the rear garden, two double radiators, parquet flooring, a modern fitted kitchen with a range of matching wall and base level units with quartz straight edge worktop surfaces, integral dishwasher, integral electric oven, plate warming drawer, integral grill, one and a half bowl sink with side drainer and mixer tap, additional hot water boiler and filter taps, five ring gas hob with extractor canopy above, built in fridge and freezer, pair of built in larder cupboards with pull out drawers, recessed ceiling spotlights, double doors through to:

Dining Room

17'1 x 9'6 (5.21m x 2.90m)

Double glazed doors with views and access onto the rear garden, additional double glazed window to the side, double radiator, tiled flooring, recessed ceiling spotlights, door through to:

Utility Room

9'10 x 9'4 (3.00m x 2.84m)

A range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for additional freestanding fridge and freezer, space and plumbing for washing machine, double glazed window tot he front elevation, tiled flooring.

Downstairs Shower Room

With modern suite comprising w/c low level flush, walk in shower with shower controls and shower head, wash hand basin with mixer tap, tiled flooring, part tiled walls.

Study/Bedroom Six

15'2 x 9'4 (4.62m x 2.84m)

Double set of double glazed windows to the front elevation with additional double glazed glass panelled door through to the lean to, radiator, built in storage cupboard housing the electric consumer unit.

Lean To

Glass panelled door with to the side elevation/ garden access, obscure glass panelled window, fitted worktop space with wall units, space and plumbing for washing machine, door through to:

Garden Shower Room

Window to the side elevation, low level wc, floating wash hand basin, tiled flooring with underfloor heating, tiled walls, possibility to reinstate a shower.

First Floor

Landing

Additional raised steps to either side, two sets of double glazed windows to the front elevation, storage cupboards, doors off to the following:

Bedroom One/ Master Bedroom

17'11 x 13'11 (5.46m x 4.24m)

Double glazed bay windows to the southerly elevation with stunning views across the rear garden and with far reaching sea views, four radiators, built in wardrobe cupboards.

Bedroom Two

12'8 x 11'3 (3.86m x 3.43m)

Double glazed window to the rear elevation with views across the garden and towards the sea, additional double glazed window to the side, vertical radiator.

Guest Suite/Bedroom Three

11'3 x 9'3 (3.43m x 2.82m)

Double glazed windows and doors overlooking the rear garden and access to the balcony enjoying views across the garden and towards the sea, vertical radiator.

Sun Balcony

With glass and steel balustrade, rubber balcony floor tiling, views over the garden out towards the sea.

Shower Room

Obscure double glazed window to the front elevation, low level wc, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail.

Bedroom Four

13'1 x 10'8 (3.99m x 3.25m)

Double glazed window to the rear elevation, vertical radiator.

Bedroom Five

10'10 x 6'6 (3.30m x 1.98m)

Double glazed window to the front elevation, radiator.

Family Bath/Shower Room

A modern suite comprising tiled bath with chrome mixer tap, chrome hand shower attachment, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail. part tiled walls, radiator, obscure double glazed window to the front elevation.

Separate WC

A modern suite comprising low level wc, vanity wash hand basin with mixer tap, part tiled walls, obscure double glazed window to the side elevation.

Outside

Front Garden

Block paved driveway providing extensive off road parking for a number of vehicles, with new crescent brick raised boarder.

Rear Garden

Stunning raised patio area suitable for alfresco dining and entertaining, the rest of the garden comes mainly laid to lawn with various raised flower beds, plants and

trees, the garden comes enclosed to all sides with fencing offering privacy and seclusion, timber framed potting shed, additional timber framed shed suitable for storage.

Studio/ Gym/ Home Office

21'9 x 12'2 (6.63m x 3.71m)

Brick construction, partially insulated, double glazed panelled entrance door, double glazed single door, windows to the south and north elevations with two velux windows to the west.

Agents Note

Council Tax Band - F

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:

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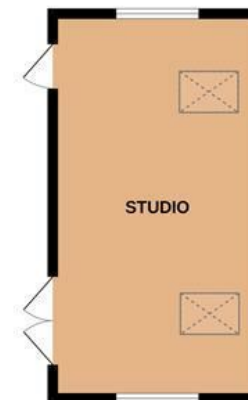


GROUND FLOOR
1293 sq.ft. (129.4 sq.m.) approx.

1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



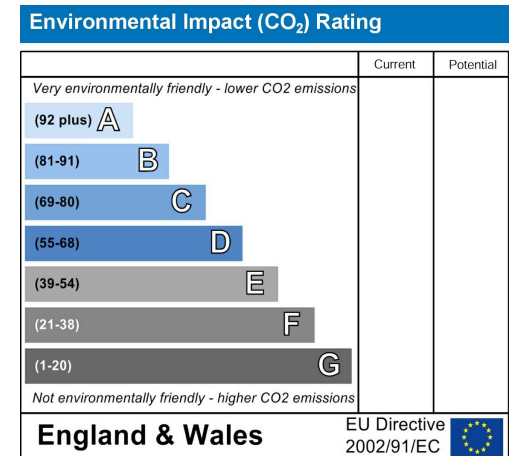
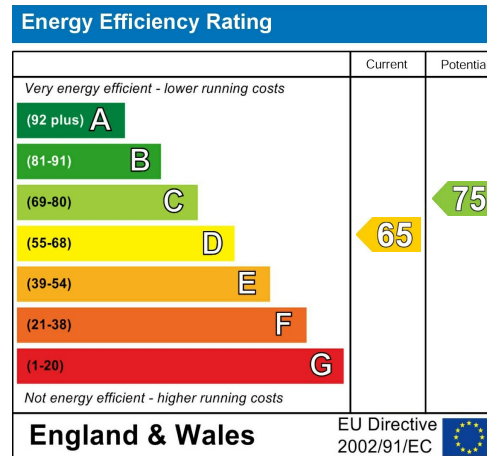
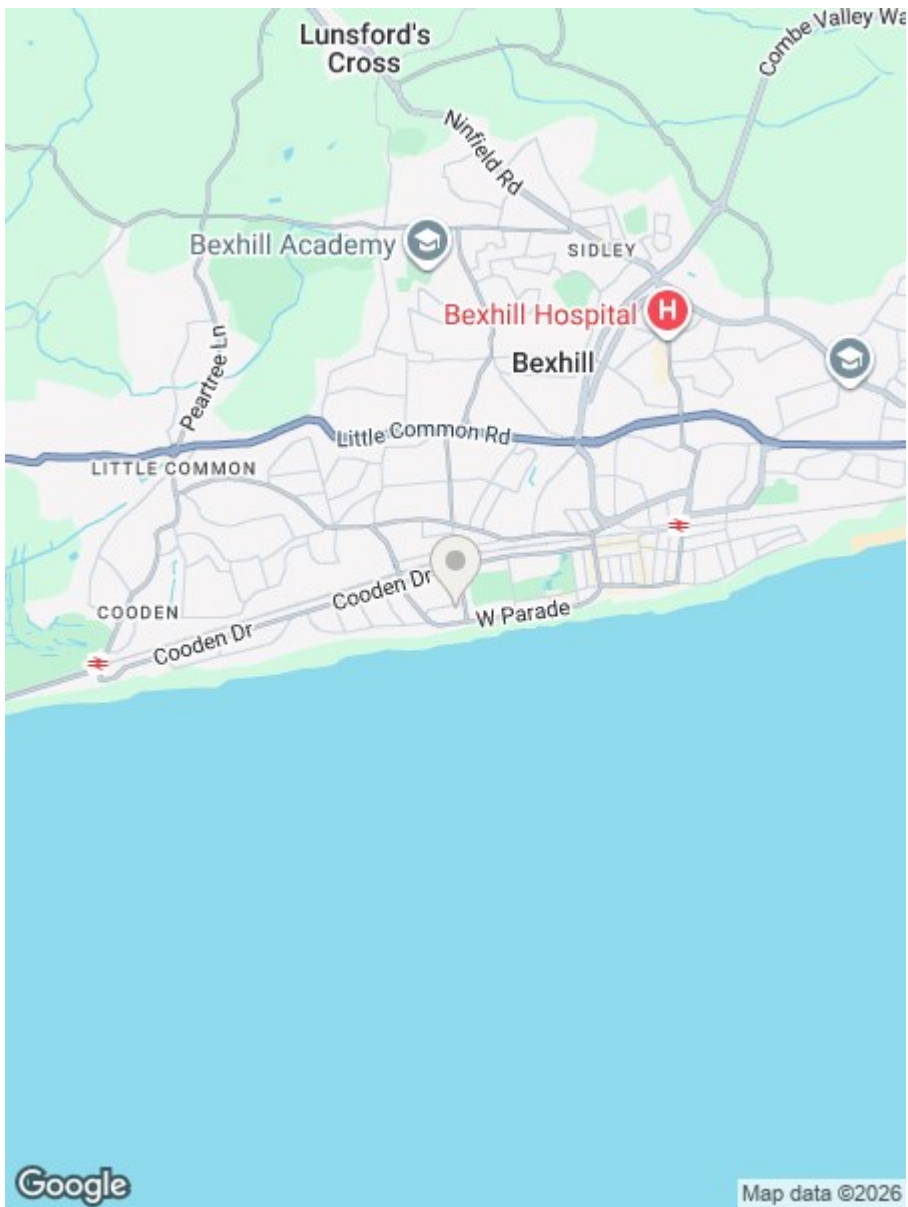
GARDEN STUDIO
252 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 2630 sq.ft. (244.3 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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