



83a Wrestwood Road, Bexhill-on-Sea,
East Sussex TN40 2LP



PROPERTY DESCRIPTION

A well presented and particularly spacious 5 double bedroom detached house situated conveniently for Ravenside retail park and the beach at Glyne gap. Other notable features include 2 large reception rooms, recently refitted kitchen with some built in appliances, ground floor Wc, ensuite to master bedroom, top floor bedroom which would also make a great office, double garage with large driveway and lovely lawned rear garden. EPC D.

FEATURES

- Council Tax Band - F
- 2 separate reception rooms
- Refitted Kitchen and separate utility room
- Ground floor Wc
- Ensuite to master bedroom
- Modern detached house
- 5 Double bedrooms
- Detached double Garage
- Large private driveway
- Pleasant lawned gardens
- Fitted wardrobes to principal bedrooms





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to entrance vestibule with tiled floor. Further double glazed door leading to good sized entrance hall.

Entrance Hall

Built-in double coat cupboard, airing cupboard, radiator, oak floor, door to under-stairs storage cupboard.

Ground Floor WC

With low-level cistern, wash hand basin, radiator, tiled floor, frosted glass double glazed window.

Living Room

16' 4" x 14' 7" (4.98m x 4.45m) South facing room with two double glazed windows, exposed brick fireplace with display plinths either side, radiator, TV aerial point.

Dining Room

16' 5" x 12' 5" (5.00m x 3.78m) With radiator, two double glazed windows overlooking the rear garden.

Kitchen

12' 10" x 11' 11" (3.91m x 3.63m) Recently refitted with range of modern fittings comprising; one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, central breakfast bar with inset cupboards, glass display cupboard, built-in range cooker with stainless steel cooker hood over, space for fridge/freezer, built-in and concealed dishwasher, tiled floor, ceiling spotlights radiator, serving hatch to dining room, double glazed window overlooking the rear garden.

Utility Room

7' 10" x 5' 11" (2.39m x 1.80m) With space for washing machine and tumble dryer with working surface over, some wall mounted cupboards, wall mounted gas boiler, double glazed door leading to the side.

First Floor Landing

Stairs rising from ground floor entrance hall, double glazed window.

Bedroom One

13' 6" x 12' 3" (4.11m x 3.73m) plus door recess. With range of built-in wardrobes running the length of one wall, radiator, double glazed window overlooking the rear garden, door to:

En-Suite Shower Room

Shower cubicle, pedestal wash basin, ladder radiator, tiled walls, tiled floor, ceiling spotlights, double glazed window.

Bedroom Two

14' 5" x 14' 8" (4.39m x 4.47m) to fronts of wardrobes. With range of fitted wardrobes running the length of one wall, radiator, shower cubicle, wash hand basin, two double glazed windows with outlook to front.

Bedroom Three

12' 11" x 12' 0" (3.94m x 3.66m) With range of fitted wardrobes, wash hand basin, radiator, double glazed window with outlook to rear.

Bedroom Four

13' 0" x 8' 2" (3.96m x 2.49m) With radiator, double glazed window to front.

Bathroom

With white suite comprising: bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin, low level WC, tiling to walls, ceiling spotlights, frosted glass double glazed window.

Second Floor Landing

Stairs rising from first floor landing, double glazed window, door to storage room.

Bedroom Five

With eaves storage cupboards, radiator, two double glazed velux windows overlooking the rear.

Storage room

12' 11" x 5' 10" (3.94m x 1.78m) With light and next to bedroom 5 so in our opinion could be utilised as an ensuite (subject to necessary consents)

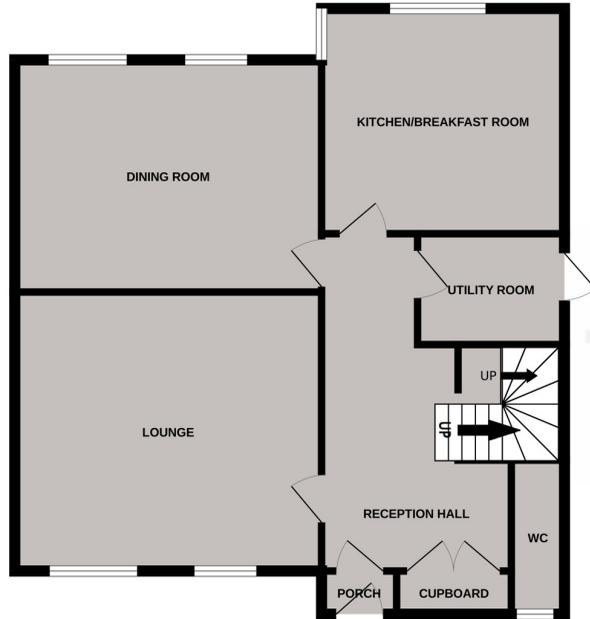
Garage

17' 5" x 16' 3" (5.31m x 4.95m) With added commando socket plus regular electricity, lighting, ceiling roof storage, two double glazed windows and electrically operated up and over doors.

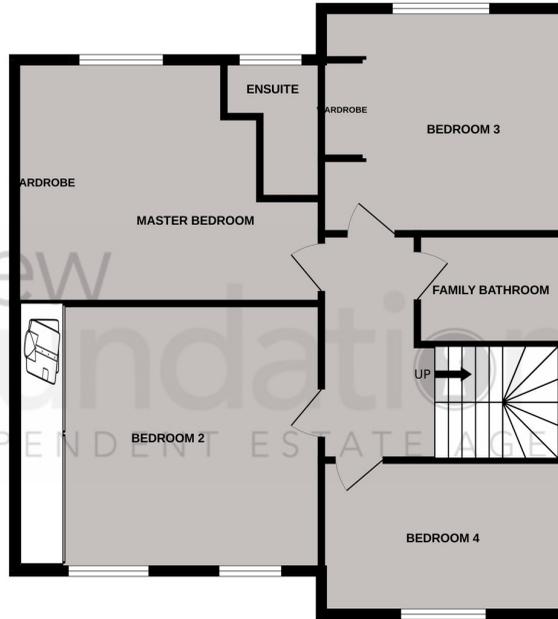
Front Garden

FLOORPLAN

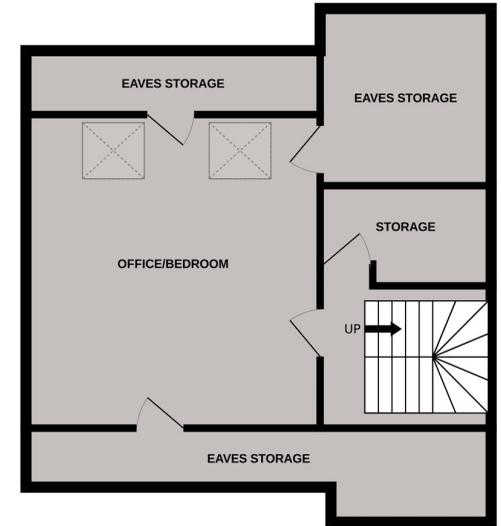
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		65	77
England, Scotland & Wales		EU Directive 2002/91/EC	

