



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£580,000** 37 Gunters Lane, Bexhill-on-Sea TN39 4EN  
Offers over  5 Bedroom  2 Bathroom  2 Reception







## AT A GLANCE...

This very special detached property is situated at the end of an extensive private driveway with abundant privacy. Beautiful gardens surround this versatile and deceptively spacious home, which boasts a wealth of character and charm. In addition to an over-sized double detached garage and extensive off-road parking, the property also boasts a number of features, including; A dual aspect living room measuring over 25ft with a stunning Inglenook fireplace, a bay window and sliding door out to the gardens. The bespoke fitted kitchen/breakfast room has matching oak wall & base units and integrated appliances including a dishwasher, fridge & freezer, Rangemaster cooker and a butler sink. It also has exposed brick features, an oak beam and a fitted breakfast bar. There is a separate dining room and a utility room with space and plumbing for appliances & a WC adjacent to the kitchen. There are two bedrooms, a study, and a recently updated bathroom on the ground floor. In addition, there is newly fitted hall carpets. The first floor features an impressive master suite with a dressing room, an en-suite bathroom, and two additional bedrooms. Furthermore, the property is fully double glazed and has gas central heating

37 Gunters Lane, Bexhill-on-Sea, East  
Sussex, TN39 4EN

🛏️ 5 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception

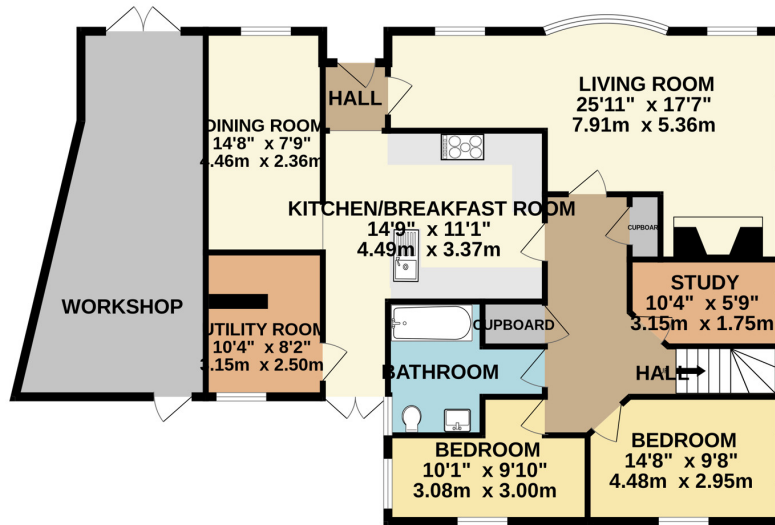


### Key Features:

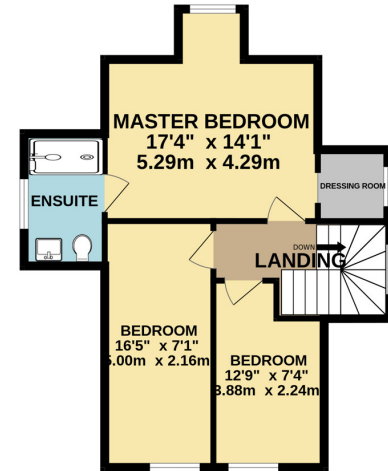
- Deceptively Spacious Detached House
- Extensive Off Road Parking
- Two Reception Rooms & Study
- Kitchen/Breakfast Room
- Dining Room
- Particularly Private Position
- Five Bedrooms
- Two Bathrooms
- Utility Room
- 6m x 8m Oversized Double Detached Garage/Workshop

  
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GROUND FLOOR  
1866 sq.ft. (173.3 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2363 sq.ft. (219.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	83
EU Directive 2002/91/EC		

## Exterior

The property is approached via an extensive private driveway off of Gunters Lane. The property sits on a large plot surrounded by well-kept gardens to all side, with areas of lawn and well-established, trees, shrubs and plants. There is an ideal private spot for an outbuilding/summerhouse/car port or seating area on the frontage of the property, a sizeable workshop and an oversized detached garage/workshop the adjacent side of the house. The 6m x 8m detached double garage benefits from light and an electric roller door. Off road parking is available for 12-15 + cars.

## Location

Bexhill's seafront promenades, town centre, and mainline railway station are just over a mile away. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. There is a well-regarded nursery, primary and secondary school all within walking distance of the property, as well as a local convenience store and bus stops.

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