



57 Wrestwood Road, Bexhill-on-Sea,  
East Sussex TN40 2LN





## PROPERTY DESCRIPTION

A particularly spacious older style 4 double bedroom semi detached house with en-suite to the master bedroom. Other notable benefits of this well presented house include 2 reception rooms, refitted kitchen with separate utility, refitted bathroom, attractive approx. 65' tiered garden with timber sauna. EPC - TBC.

## FEATURES

- Spacious Four Bedroom Semi-Detached House
- En-Suite Shower Room To Master Bedroom
- Re-Fitted Kitchen & Separate Utility
- Two Reception Rooms
- Attractive Tiered Garden
- Well Presented
- Shed With Power And Timber Sauna In Rear Garden
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Covered entrance with Double Glazed front door leading to entrance hall with large radiator, built-in storage cupboard (with potential to be turned into Wc)

### Living Room

16' 8" x 13' 8" (5.08m x 4.17m) into bay with fireplace having inset Wood burner, TV aerial point, radiator, double glazed window to side and large double glazed bay window with outlook to front

### Dining Room

16' 1" x 12' 5" (4.90m x 3.78m) With radiator, feature fireplace, double glazed sliding patio door leading onto garden, archway to kitchen.

### Kitchen

19' 5" x 8' 10" (5.92m x 2.69m) Having been re-fitted and now comprising one and a half bowl single drainer sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, space for range cooker attractively recessed into the chimney breast with extractor over, space for American Style fridge freezer, built-in dishwasher, large radiator, double glazed window overlooking rear garden and large double glaze window to the side, archway to utility room.

### Utility Room

7' 0" x 5' 0" (2.13m x 1.52m) With space for tumble dryer and washing machine with further built-in storage cupboards, wall mounted gas boiler concealed behind cupboard door with double glazed window and double glazed door leading to side.

### Landing

Stairs rising from ground floor entrance hall to 1st floor landing with radiator, double glazed window, hatch to loft space.

### Bedroom 1

13' 9" into bay x 16' 6" (4.19m x 5.03m) narrowing to 11' 8" With built-in double wardrobe, radiator, double glazed bay window with outlook to front.

### Ensuite

With tiled shower cubicle and extractor fan, wash hand basin with storage cupboard below ,Wc, part tiled walls, tiled floor, ceiling spotlights

### Bedroom 2

12' 1" x 11' 1" (3.68m x 3.38m) With wash hand basin with storage cupboard below, radiator, double glazed window with outlook to rear.

### Bedroom 3

14' 4" x 8' 11" (4.37m x 2.72m) With radiator, double glazed window.

### Bedroom 4

11' 7" x 9' 11" (3.53m x 3.02m) With radiator, storage cupboard, double glazed window with outlook to front.

### Bathroom

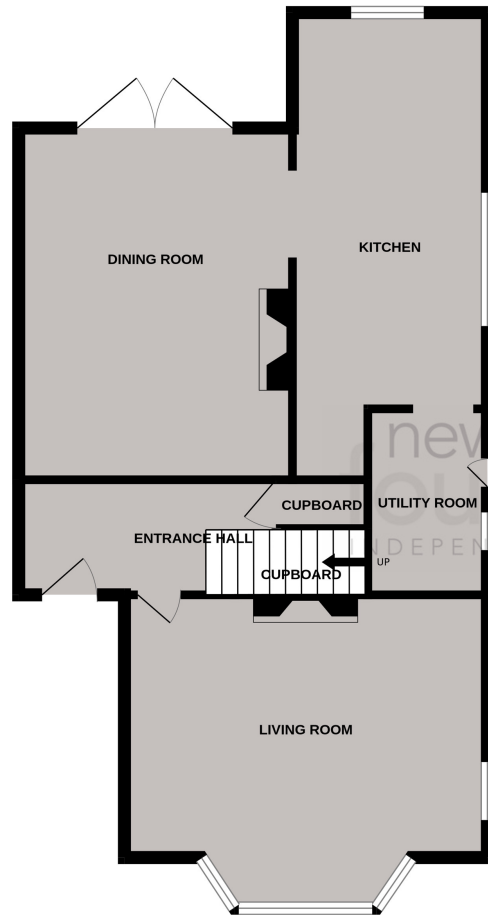
With modern white suite comprising panellid bath with shower over with a glass screen, wash hand basin with storage cupboard below, low-level Wc, two chrome ladder radiators, ceiling spotlighting, shaver point, extractor fan, two frosted glass double glazed windows.

### Outside

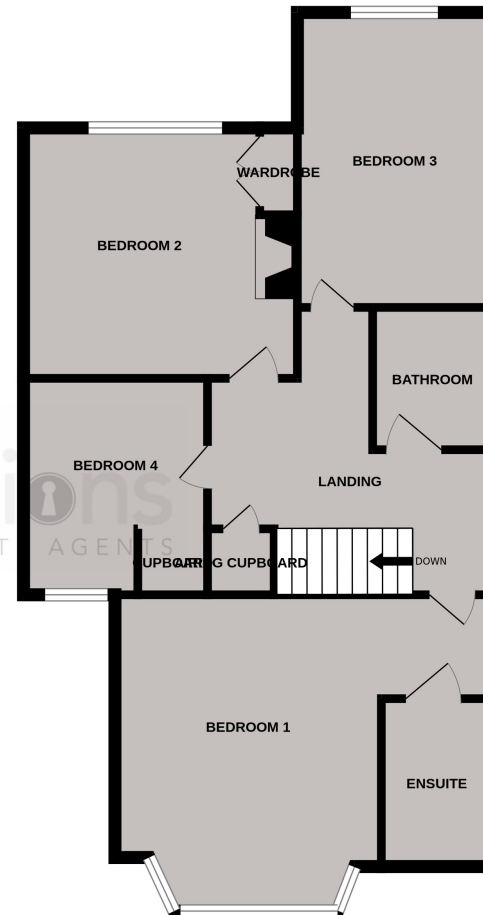
Rear garden measuring approximately 65' in length and landscaped on several different levels with a raised deck area towards the foot of the garden, some crazy paved patio, small area of lawn, timber shed with power , timber sauna, outside tap, gated access down the side of the property to the front. Front garden with small area of lawn, boundary brick wall with access via a ramp or a few steps.

# FLOORPLAN

GROUND FLOOR



1ST 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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