



94 Dorset Road, Bexhill-on-Sea, East Sussex, TN40 2HS

A Beautifully Presented Four Bedroom Period Family Home Set With Stunning Walled & Gated Grounds

£675,000 - Freehold







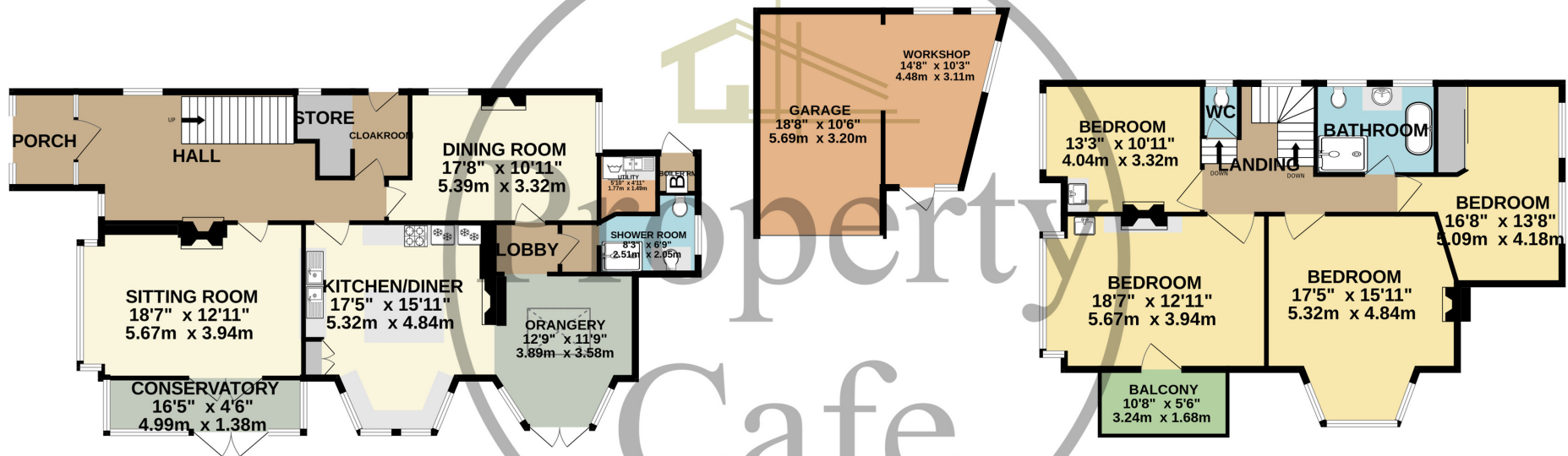


The Property Cafe is delighted to offer for sale this exceptional Four Bedroom Victorian residence representing a unique opportunity for the discerning buyer that is seeking a blend of sophistication, comfort, and timeless charm. As you enter, you're greeted by an impressive reception hall that sets the tone for the rest of the home. The large dual-aspect lounge, with its windows framing picturesque views of the front garden and French doors leading seamlessly to a charming sunroom and the secluded garden beyond, offers a perfect setting for both relaxation and entertaining. Each room exudes character, featuring original open fireplaces that enhance the Victorian charm. The heart of the home is undoubtedly the stunning family kitchen, bathed in natural light from its southerly aspect. This chef's dream boasts high-end base and wall units, an integrated dishwasher, and a magnificent central island adorned with exquisite Kuppam Green Granite worktops. The kitchen flows effortlessly into the orangery, creating a harmonious space for family gatherings and alfresco dining, while the mature garden provides an idyllic backdrop. Accommodation is ideally arranged over two floors, featuring four very spacious bedrooms, each with its charm. The master bedroom and guest room come equipped with vanity units for added convenience, ensuring comfort for family and guests alike. Three well-appointed bathrooms cater to the needs of a busy lifestyle, while an additional utility room offers practical function. Outside, the private garden is a true gem, with a thoughtfully designed patio and seating areas that invite you to enjoy the stunning southern exposure. Whether hosting summer barbecues, tending to the vegetable gardens with raised beds, or simply enjoying a morning coffee surrounded by nature, this garden is a personal sanctuary. With the practicalities covered, this home features a newly fitted gas central heating system and primarily double-glazed windows for year-round comfort. The large garage with an up-and-over door provides ample storage and workspace, while the block-paved driveway ensures extensive off-road parking for guests. For any additional information call the vendors sole agents on 01424 224488.



**GROUND FLOOR**  
1607 sq.ft. (149.3 sq.m.) approx.

**1ST FLOOR**  
983 sq.ft. (91.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2589 sq.ft. (240.5 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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**Bedrooms:** 4  
**Receptions:** 3  
**Council Tax:** Band F  
**Council Tax:** Rate 3686.72  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (66)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.

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>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



Nestled in a prime location close to the vibrant heart of Bexhill, this exceptional Victorian four-bedroom detached house offers an exquisite retreat for the discerning buyer seeking both elegance and convenience, just a short journey from London. Spanning approximately 2,200 square feet, this beautifully presented residence is perfect for those who desire space and tranquility while remaining within walking distance of the train station and St. Richard's School.







Location: The property is situated on the outskirts of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings & Bexhill Mainline station is close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Sold With No Onward Chain
- Potential for Ground Floor Accommodation Via Dining room
- Stunning Character Detached Family Home
- Built In Circa 1905 With Beautiful Features
  - Four Spacious Double Bedrooms
- Master Bedroom With South Facing Balcony
  - Beautifully Presented Inner Hall
  - Two Reception Rooms Plus Orangery
  - South Facing Lounge With Sun Room
- Spacious Dining Room With Study Area
- Amazing Bespoke Built Kitchen-Diner
- Canopy Porch With Original Front Door
- Ground Floor Shower Room & W.C
  - Additional Utility Room Area
- Newly Refurbished Orangery With Roof Lantern
- Walled & Gated Enclosed Garden & Grounds
  - Substantial Block Paved Drive
- Detached Garage With Planted 'Living Roof'
- Workshop / Garden Store / Timber Shed & Greenhouse
- Central Heated & Primarily Double Glazed
- Amazing Charm & Original Character Features
  - A Beautifully Presented Family Home
  - Lovely Mature Well Stocked Garden Areas
- Please Call Our Bexhill Team 01424 224488