



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



PROPERTY DESCRIPTION

A well presented and spacious four bedroom detached chalet style property offering versatile accommodation across two floors. The ground floor comprises; entrance porch leading to entrance hall, dual aspect living room, sun room with bi-folding doors leading to the garden, impressive kitchen/breakfast room with ceiling lantern, utility room, boot room, two bedrooms, a modern shower room and an additional WC. On the first floor there are two further double bedrooms and modern family bathroom. Externally the property benefits a large driveway providing off road parking for several cars, garage with electric door and good size rear garden with large patio area ideal for entertaining. EPC - E.

FEATURES

- Well Presented Four Bedroom Detached Chalet Style Property
- Dual Aspect Sitting Room
- Sun Room With Bi-Folding Onto The Garden
- Impressive Kitchen With Roof Lantern
- Large Driveway Providing Off Road Parking For Several Cars
- Utility Room
- Two Ground Floor Bedrooms & Modern Shower Room
- Garage With Electric Door
- Good Size Rear Garden With Large Patio Ideal For Entertaining
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Composite door with frosted glass double glazed side screens leading to enclosed entrance Porch with further double glazed window to the side, radiator, wall light, further double glazed door leading to entrance hall with door to airing cupboard, door to under stairs storage cupboard, radiator, glazed double doors leading to living room.

Living Room

18' 5" x 12' 1" (5.61m x 3.68m) With feature fireplace, TV aerial point, radiator, , wall lights, Double aspect room with double glazed window with shutters having outlook over the side of the property and glazed double doors with double glazed windows to the side leading to the sun room.

Sun Room

17' 10" x 9' 7" (5.44m x 2.92m) With double glazed windows having outlook over the side and rear of the property with double glazed bi-folding doors leading onto rear garden, radiator, attractive ceiling lantern, door to storage cupboard with shelving, double glazed double doors leading onto kitchen/breakfast room.

Kitchen/Breakfast Room

23' x 12' 9" narrowing to 9' 7" (7.01m x 3.89m) Also accessible from the main hallway with kitchen area comprising; one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working services over, range of matching wall mounted cupboards, part tiling to walls, built in range cooker with extractor over with wall mounted cupboards to either side, built in and concealed dishwasher, double glazed window having an outlook over the rear garden, attractive ceiling lantern giving additional light to the room, opening leading through to breakfast room area with space for American style fridge freezer, space for table, radiator, glazed door leading to utility area.

Utility Room

6' 1" x 5' 2" (1.85m x 1.57m) With space for tumble dryer and washing machine, working surface with cupboard under, glazed door leading to side lean to.

Boot Room

With double glazed doors leading to the front and rear of the property with radiator.

Ground Floor Bedroom 1

14' 1" x 10' 3" (4.29m x 3.12m) With double glazed window having an outlook over the front of the property with shutters, radiator.

Ground Floor Bedroom 2

10' x 9' 10" (3.05m x 3.00m) A dual aspect room having double glazed windows to the front and side of property with shutters, radiator.

Ground Floor Shower Room

With a range of modern units comprising; large shower tray with independent shower over and separate hand shower with glass screen, concealed cistern low-level WC, wash hand basin with mixer tap and cupboards under, frosted glass double glazed window, shaver point, tiled walls, tiled floor, spotlights, chrome ladder radiator.

Separate WC

With low-level WC, wash hand basin, chrome ladder radiator, tiled floor, part tiled walls, frosted glass double glazed window.

First Floor Landing

Stairs leading from ground floor entrance hall to first floor landing with radiator, double glazed window having outlook over the side of the property with shutters.

First Floor Bedroom 1

13' 1" x 11' 11" (3.99m x 3.63m) With double glazed window to the front of the property with shutters, radiator, two built in storage cupboards.

First Floor Bedroom 2

8' 9" x 8' 3" (2.67m x 2.51m) A triple aspect room having outlook over the front and sides of the property, radiator, built in storage cupboard.

Bathroom

With a range of modern fittings comprising; corner shower cubicle with glass screen and independent shower over with separate hand shower, bath with waterfall tap, low-level WC, wash hand basin with mixer taps, chrome ladder radiator, two velux windows overlooking the rear and side, tiled floor, tiled walls.

Garage

16' 9" x 8' 5" (5.11m x 2.57m) Accessed via electrically operated door with a Worcester boiler, hot water tank and having power and light.

Outside

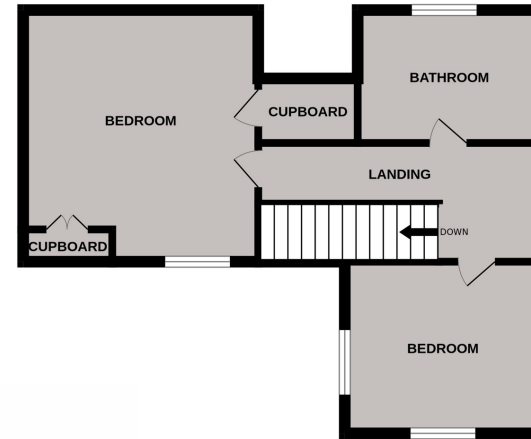
To the front of the property there is a large brick driveway giving parking for several cars with electric door leading to single integral garage. To the rear of the property, there is a large level garden with large areas of patio area with a lawned area to the centre, screened by fencing with large timber shed at the foot of the garden, there is access down both sides the property leading to the front, outside tap.

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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