



7 Beatrice Walk, Gunters Lane, Bexhill-  
on-Sea, East Sussex TN39 4EW





## PROPERTY DESCRIPTION

A modern 4 bedroom detached house situated in West Bexhill in this sought after close. The accommodation comprises entrance hall, sitting room, dining room, re-fitted kitchen, refitted utility room, ground floor w/c, master bedroom, re-fitted en-suite shower room, modern family bathroom, gas boiler and radiators, double glazed, south westerly facing garden, double garage. EPC- C.

## FEATURES

- Four Bedroom Detached House
- Two Reception Rooms
- Sought After West Bexhill Location
- Quiet Cul-De-Sac
- Re-Fitted Kitchen & Family Bathroom
- Master Bedroom With En-Suite Shower Room
- Double Garage
- South Westerly Aspect Rear Garden
- Utility Room
- Council Tax Band - F





## ROOM DESCRIPTIONS

### Entrance

Accessed via double glazed front door with double glazed side screen, radiator, under-stair storage space and cupboard, central heating thermostat and alarm control panel.

### Ground Floor WC

Having been re-fitted with low level WC, heated towel rail, vanity unit with inset wash basin with mixer up and cupboard under, frosted double glazed window, tiled floor.

### Sitting Room

23' 1" x 11' 8" (7.04m x 3.56m) A dual aspect room with double glazed bay window overlooking the front garden, radiator, television point, telephone point, feature fireplace with fitted coal effect fire, double doors leading through to the dining room and double glazed French doors giving access to the garden.

### Dining Room

13' 0" into bay x 9' 9" (3.96m x 2.97m) Double glazed bay window overlooking the rear garden, radiator and door to the kitchen.

### Kitchen

15' 3" x 9' 6" (4.65m x 2.90m) Having been re-fitted with one and a half bowl stainless steel sink unit with mixer tap and cupboard under, plumbing for dishwasher, range of working surfaces with cupboards and drawers below, space for range style cooker with extractor hood over, matching wall mounted cupboards to either side, working surface with cupboards under and matching wall mounted cupboards over, space for fridge freezer and built-in larder style cupboard to one side, radiator, tiled floor, double glazed window overlooking the rear garden, spotlights.

### Utility Room

6' 5" x 5' 1" (1.96m x 1.55m) Double glazed windows overlooking the front of the property, work surface with space for washing machine and tumble dryer below, wall mounted cupboard over, wall mounted gas boiler, glazed door giving access to the front garden.

### First Floor Landing

Stairs rising to the first floor galleried landing with access to loft space, radiator, double glazed window overlooking the front garden, double built-in cupboard.

### Bedroom One

13' 0" x 10' 8" (3.96m x 3.25m) Double glazed windows overlooking the rear garden, radiator, built-in mirror fronted wardrobes.

### Re-Fitted En-Suite Shower Room

7' 8" x 4' 7" (2.34m x 1.40m) Corner shower cubicle with glass screen and chrome fittings, heated towel rail, low level WC, built-in vanity unit with inset wash basin with mixer tap and cupboard spaces below, frosted double glazed window, extractor fan, spotlights.

### Bedroom Two

13' 10" x 8' 5" (4.22m x 2.57m) Double glazed windows overlooking the rear garden, radiator, built-in mirror fronted wardrobe.

### Bedroom Three

10' 8" x 9' 7" (3.25m x 2.92m) Double glazed windows overlooking the rear garden, radiator, built-in mirror fronted wardrobes.

### Bedroom Four

8' 10" x 8' 6" (2.69m x 2.59m) Double glazed window overlooking the front of the property, radiator.

### Family Bathroom

Having been re-fitted with panelled bath with mixer tap, shower attachment and glass screen, low level WC, vanity unit with inset wash basin with mixer tap and cupboard under, frosted double glazed window, heated towel rail, spotlights, extractor fan.

### Double Garage

Accessed via twin up and over doors.

### Outside

To the front of the property there is a double width driveway with parking for four cars leading to the double garage, outside lighting, further area laid to lawn and screened with hedging, EV charging point.

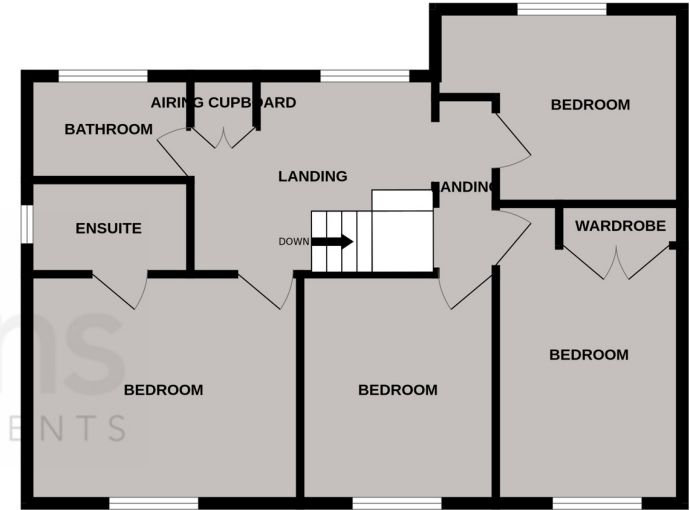
The principal gardens are located to the rear with a south

# 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
		72	81
England, Scotland & Wales		EU Directive 2002/91/EC	

