



4 Glyne Ascent, Bexhill-on-Sea, East
Sussex TN40 2NX



PROPERTY DESCRIPTION

A beautifully presented detached 1930s three/four bedroom house situated in this sought after road close to Bexhill seafront and Ravenside retail park. The fourth bedroom is currently used as a dressing room but this could be reinstated if required. The property has been extended in recent years to the rear with bifold doors overlooking a large well stocked and mature rear garden. Other notable features include ensuite to master bedroom, open plan lounge, dining and kitchen space arranged in a horseshoe shape, additional reception room, ground floor shower room, ground floor Wc, Utility room, a number of character features, detached garage and substantial driveway. EPC - C

FEATURES

- 3/4 bedroom 1930s detached house
- Recent rear extension with bifolds
- Beautifully presented with a large mature rear garden
- First floor family bathroom and ground floor shower room
- Exposed parquet flooring to ground floor
- Two wood burning stoves
- Large fitted kitchen with gas fired AGA
- Sea glimpses
- Vendor suited
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Porch

Windows to the front and side with sea views.

Entrance Hall

17' 2" x 9' 4" (5.23m x 2.84m) Beautiful winding staircase, windows to the side elevation, exposed parquet flooring, double radiator, under-stairs storage cupboard.

Front Lounge

16' 10" x 13' 2" (5.13m x 4.01m) Edwardian fireplace with cast iron wood burning stove, double radiator, bay window to the front elevation, parquet solid wood flooring.

Shower Room

Modern suite comprising walk-in shower with rain fall shower, chrome controls, chrome shower head, vertical chrome radiator, WC with low level flush, bidet, pedestal wash hand basin, part tiled walls.

Open plan Living/dining room

27' 6" x 11' 8" (8.38m x 3.56m) Bay window to the side elevation, bi-fold doors opening out and overlooking the beautiful extensive private rear garden, oak effect flooring, vaulted ceiling with electrically operated velux opening skylights, wood burning stove in tiled ornate plinth, hardwood Edwardian mantle and surround.

Kitchen Area

21' 3" x 10' 1" (6.48m x 3.07m) Stunning kitchen with bespoke base and wall units, laminate light wood beech effect worktops, composite sink unit with mixer tap, integrated dishwasher, Aga which is a 120cm and is gas fired with various ovens and hot plates, vertical extractor canopy which is glass with electrically operated fan and light, Zanussi integrated oven and grill with induction hob, integrated Siemens dishwasher, concealed lighting, built-in fridge, oak wood effect flooring and matching splashbacks to the worktops. The kitchen is open plan to the breakfast living area and is horseshoe in shape.

Utility Room

9' 5" x 5' 4" (2.87m x 1.63m) Vertical radiator, base unit, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap and additional wall units, door to the side, tiled floor. Wall mounted gas central heating and domestic hot water boiler.

Cloakroom

Low level flush, wall mounted wash hand basin, tiled splashback, radiator and tiled floor.

First Floor Landing

Beautiful turning staircase with window to the side elevation, access to the loft.

Bedroom One

17' 6" x 13' 3" (5.33m x 4.04m) Bay window overlooks the front elevation, fitted wardrobe cupboards, two double radiators.

En-Suite

Comprising walk-in shower cubicle with sliding doors, wall mounted electric shower unit control and shower head, WC with low level flush, pedestal wash hand basin with tiled walls and tiled floor.

Bedroom Two/Guest Suite

14' 5" x 11' 9" (4.39m x 3.58m) Windows to the side and rear elevations with sea views, double radiator.

Dressing Room/Formerly Bedroom Three

11' 11" x 9' 7" (3.63m x 2.92m) This can be re-instated back into a bedroom if required. Window to the rear elevation, double radiator.

Bedroom Four

10' 7" x 9' 5" (3.23m x 2.87m) Window to the front elevation, double radiator.

Family Bathroom

Suite comprising double ended bath with ornate hand shower attachment, glass window to the side elevation, WC with low level flush, pedestal wash hand basin, wall mounted heated towel rail, walk-in shower cubicle with chrome controls, chrome shower head and sliding doors, tiled walls.

Outside

Front Garden - Mainly laid to lawn with beautiful garden features such as rockery areas with chip stone and well stocked flower and shrub beds, fencing to both sides. Extensive off road parking to be found on the brick paved off road parking areas which extend to the front and down to the side of the property leading to the garage.

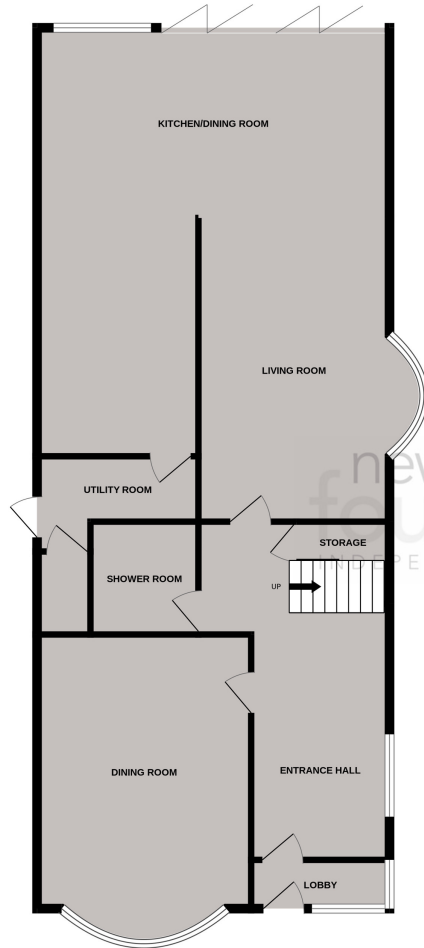
Rear Garden - Extensive in size measuring approximately 100ft x 44ft and is predominately laid to lawn and has beautiful patio areas for alfresco dining, decked area, extensive flower and shrub beds which are all well stocked with plants, shrubs and trees of various kinds. Outside water tap, two timber framed sheds to the side of the property with an old coal store. There is also a summerhouse with power and light. To the very rear of the garden can be found raised vegetable garden area with shingle pathways, greenhouse and an additional timber framed storage shed, fruit trees and a brick built shrine.

Garage

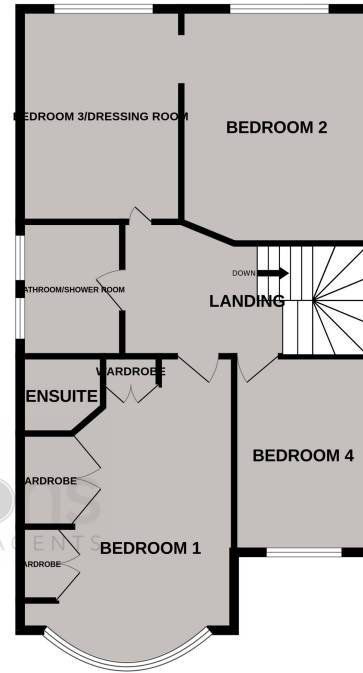
19' 9" x 9' 4" (6.02m x 2.84m) Double opening doors, power and light, personal door to the side and window.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		71	79
England, Scotland & Wales		EU Directive 2002/91/EC	

