

## 25, The Highlands, Bexhill On Sea, TN39 5HL



A unique opportunity to acquire a most desirable 5 bedroom, 3 reception room older style detached character house situated in a quiet Cul De Sac. This attractive residence affords exceptionally spacious and well proportioned accommodation and is set within large mature gardens and grounds. An early appointment to view is highly recommended to appreciate the many merits of this outstanding property including its 40' entrance hall, 18' modern fitted kitchen/breakfast room, two en-suite bathrooms/WC and family shower room/WC, gas boiler and radiators, sealed unit double glazing, double car port and off road parking for several vehicles.

**£674,950    Freehold**

## 25 The Highlands Bexhill On Sea East Sussex TN39 5HL

Situated in a private quiet cul de sac. Pitched roof entrance porch with solid wooden front door to:-

**Entrance Hall 12.27m x 3.20m (40'3 x 10'6)** with exposed wall timber, three wall light points, under stairs storage cupboard, two radiators.

**Cloakroom/WC** with low level WC, inset wash basin with built in cupboards beneath, tiled walls, inset lighting, extractor fan.

**Sitting Room 7.34m x 4.88m (24'1 x 16')** enjoying southerly aspect with views over gardens and grounds, fireplace with stone hearth having gas flame effect fire with wrought iron canopy and bressumer beam above, TV point, radiator.

**Dining Room 5.77m x 4.90m (18'11 x 16'1)** enjoying southerly aspect with views across gardens and grounds, attractive fireplace with ornate surround having stone inset and hearth with fitted gas flame effect fire having bressumer beam over and built in wooden shelving to either side, TV point and radiator,.

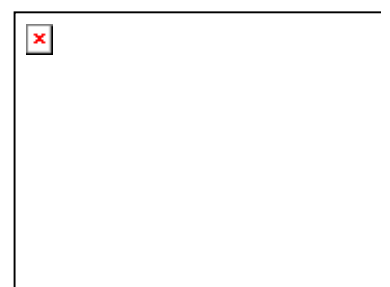
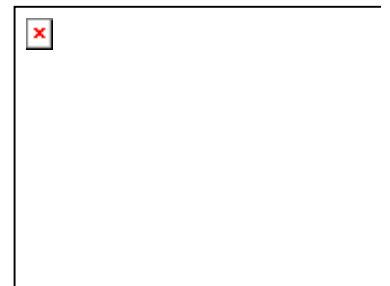
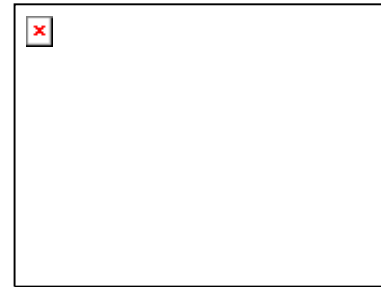
**Study 5.26m x 4.32m (17'3 x 14'2)** enjoying southerly aspect with views over the gardens and grounds, exposed wall timbers, wood effect flooring, wooden fireplace with stone hearth, two radiators, sealed unit double glazed door leading to gardens.

**Modern Fitted Kitchen/Breakfast Room 5.77m x 4.65m (18'11 x 15'3)** enjoying westerly aspect overlooking gardens and grounds with double bowl stainless steel sink unit with mixer tap having cupboards under, range of working surfaces with drawers and cupboards under with concealed lighting above, wall mounted shelved storage cupboards, floor standing shelved storage cupboards, pull out storage racks, integrated Miele fridge and freezer, integrated Bosch dishwasher, built in stainless steel range cooker and grill, six ring electric hob and keep warm area having range master stainless steel hood above, integrated Bosch microwave/fan oven with cupboards above and beneath, part tiled walls, tiled flooring, radiators, glazed door to:-

**Utility Room 4.42m x 3.48m (14'6 x 11'5)** with large stainless steel inset sink unit with mixer tap having cupboards beneath, working surfaces with drawers, cupboards and appliance space under, plumbing for washing machine, fitted shelving, tiled flooring, door leading to double car port.

Door from Kitchen/Breakfast Room to:-

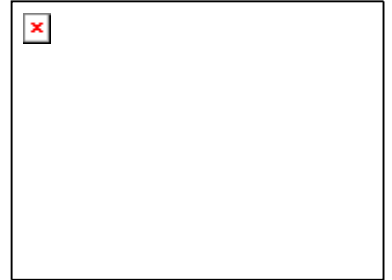
**Inner Hall** with access to ventilated and shelved larder cupboard, door from inner hall to:-



**Boiler Room** with two wall mounted gas fired boiler and sealed unit double glazed UPVC door to outside.

Staircase with attractive balustrading leading to spacious landing with two wall light points, built in shelved storage cupboard and radiator, airing cupboard housing hot water cylinder.

**Master Bedroom 4.95m x 4.85m (16'3 x 15'11)** enjoying southerly aspect with far reaching views, extensive range of built in bedroom furniture comprising six double and two single wardrobe cupboards, overhead storage cupboard, built in corner dressing table with cupboards and drawers beneath, two bedside cupboard with drawers , radiator.

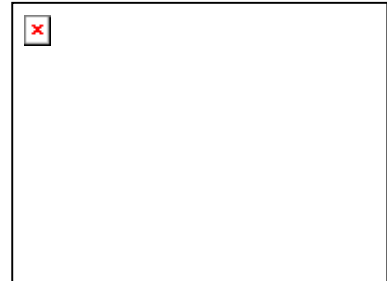


**En-Suite Bathroom/WC** with suite comprising corner bath with mixer taps having shower attachment with separate shower above, partly inset wash hand basin with mixer taps having cupboard under, low level WC, further fitted drawers and cupboards, heated towel rail, radiator, tiled walls.

**Bedroom 2 5.66m x 4.55m (18'7 x 14'11)** enjoying southerly aspect with far reaching views, wood effect flooring, two built in double wardrobes with over head cupboards, two wall light points, radiator, wood effect flooring, working surface with drawers and cupboards, under, wall mounted shelved storage cupboard, arch way to:-



**En-Suite Bathroom/WC** with corner bath having mixer taps and shower attachment with separate shower and screen above, pedestal wash basin, low level WC, working surface with drawer, cupboard and plumbing for washing machine under, shaver point, tiled walls, tiled flooring and radiator, built in shelved storage cupboard.



**Bedroom 3 4.42m x 4.27m (14'6 x 14')** enjoying southerly aspect with far reaching views, built in shelved storage cupboard and radiator.

**Bedroom 4 4.67m x 2.46m (15'4 x 8'1)** built in double wardrobe with cupboard above and radiator.

**Bedroom 5 3.51m x 2.41m (11'6 x 7'11)** fitted single wardrobe, range of fitted overhead cupboards, radiator.

**Family Shower Room/WC** with good size shower cubicle, pedestal wash basin, low level WC, inset radiator, strip light/shaver point, tiled walls, tiled ceiling.

**Outside** A particular feature of this property is large mature gardens and grounds being mainly south and west facing. To the west side the garden measures approximately 105ft by 55ft laid principally to lawn with a variety of trees and shrubs being screened by fencing and hedge row, paved patio area, metal garden shed, timber garden shed and:-

**Timber Pitched Roof Building** dived into two sections, the first measuring approximately 34' x 15'4 with windows and light. The second measuring 15'8 x 8'3 currently used as a workshop with light and power. To the south of the property the main area garden measures 260ft by 100ft laid to lawn with a variety of trees, shrubs, ferns and rhododendrons and a fish pond. The property is set back from the road and is approached via a block paved driveway with off road parking for several vehicles leading to:-

**Double Car Port** with double wooden gates giving access to the garden. There is also outside lighting.

**Directions** Proceeding from Town Hall Square in a northerly direction along London Road, at the traffic lights turn left into Little Common Road and immediately right into Down Road, at the top turn left into Woodsgate Park and immediately right into Gunters Lane, proceed to the top of Gunters Lane turning left into Turkey Road, taking the first turning on the right hand side into The Highlands, proceed up the hill where number number 25 will be found on the left hand side.

