

**RUSH
WITT &
WILSON**



9 Glenleigh Avenue, Bexhill-On-Sea, East Sussex TN39 4EG
£535,000

A stunning four double bedroom detached family house with stunning views over Bexhill towards the sea, four reception rooms, three bathrooms, downstairs cloakroom, beautiful oragnery, kitchen/ breakfast room, laundry room, living toom, dining room, study, gas central heating system, double glazed windows and doors, off road parking, private front and landscaped rear gardens. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

With entrance door, under stairs storage cupboard, single radiator, engineered oak flooring.

Cloakroom

W.c. with concealed cistern, wall mounted wash hand basin with vanity unit, chrome heated towel rail, tiled walls and floor, obscured glass window to the side elevation.

Living Room

20 x 11'8 (6.10m x 3.56m)

Double radiator, bay window to front elevation, beautiful inset real flame gas fire contemporary with glass front.

Dining Room

17'1 x 12'6 (5.21m x 3.81m)

Double radiator, engineered oak flooring, door leading through to garage, window looking into the orangery with french doors.

Kitchen/Breakfast Room

17 x 11'1 (5.18m x 3.38m)

Fitted kitchen comprising a range of base and wall level units with laminated straight edged work tops, one and a half bowl single drainer sink unit with mixer tap, built-in dishwasher, built-in fridge/freezer, range master cooker with extractor canopy and light, tiled splash backs, concealed lighting, breakfast bar area, single radiator, window and door to side elevation.

Orangery

18'1 x 13'7 (5.51m x 4.14m)

Overlooks the rear garden with french doors to either side patio areas, double radiator, tiled floor, large sky light.

Study

9'5 x 9 (2.87m x 2.74m)

Window to side elevation, single radiator, engineered oak flooring.

First Floor Landing

Windows to front and side elevations.

Bedroom One

18'5 x 12'3 (5.61m x 3.73m)

Two windows overlooking the front elevation, single radiator, built-in wardrobe cupboards.

En-Suite

Comprising double ended bath with ornate shower handle attachment, chrome heated towel rail, w.c. with concealed cistern, inset wash hand basin with vanity unit beneath, tiled walls.

Bedroom Three

17'7 x 10'5 (5.36m x 3.18m)

Double radiator, two windows overlooking rear elevation with stunning views.

Bedroom Four

14'3 x 11 (4.34m x 3.35m)

Double radiator, window to rear elevation with stunning views, built-in wardrobe cupboard.

Laundry Room

10'8 x 8 (3.25m x 2.44m)

Double radiator, slatted shelving for clothing.

Bathroom

Suite comprising double ended bath with hand shower attachment, w.c. with low level flush, wall mounted wash hand basin with vanity unit beneath, tiled floor and walls, heated chrome towel rail, two obscured glass windows to side elevation, double width walk-in shower with chrome controls and chrome shower head.

Second Floor Landing

Velux window to front elevation.

Bedroom Two

17'8 x 7'5 (5.38m x 2.26m)

Two velux windows overlooking the rear elevation with stunning views, double radiator, cupboard leads to eave storage space, walk-in dressing room with double radiator, cupboard to further eave storage space.

En-Suite

W.c. with low level flush, wall mounted wash hand basin, vanity unit and draws beneath, double radiator.

Shower Room

Walk-in shower with chrome controls and fixed shower head, double radiator, tiled floor, cupboard to eave storage space.

Outside

Front Garden

Well stocked shrub and flower bed enclosed by fencing and retaining walls, extensive off road parking with additional shrubbery, side access via a gate.

Rear Garden

South facing, extensive in its size with beautiful sun terrace areas offering three different seating areas, beautiful rockery features, leads out onto the main lawned area with beautiful brick pathways, well established and stocked flower and shrub beds of various kinds, all enclosed with timber framed fencing and retaining walls, small oriental fish pond, further pathways, timber framed summer house, compost area to the far rear of the garden, beautiful trees and plants of various kinds, main circular shrub bed feature with roses.

Garage

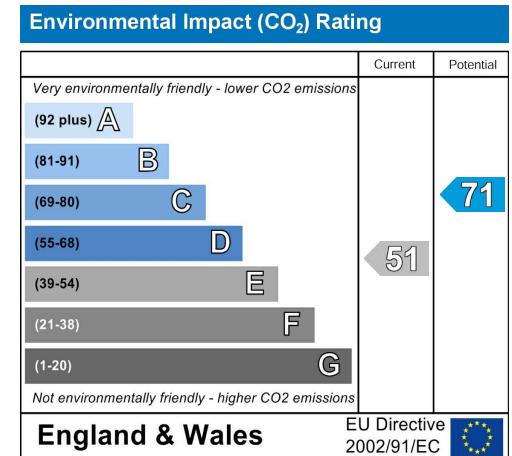
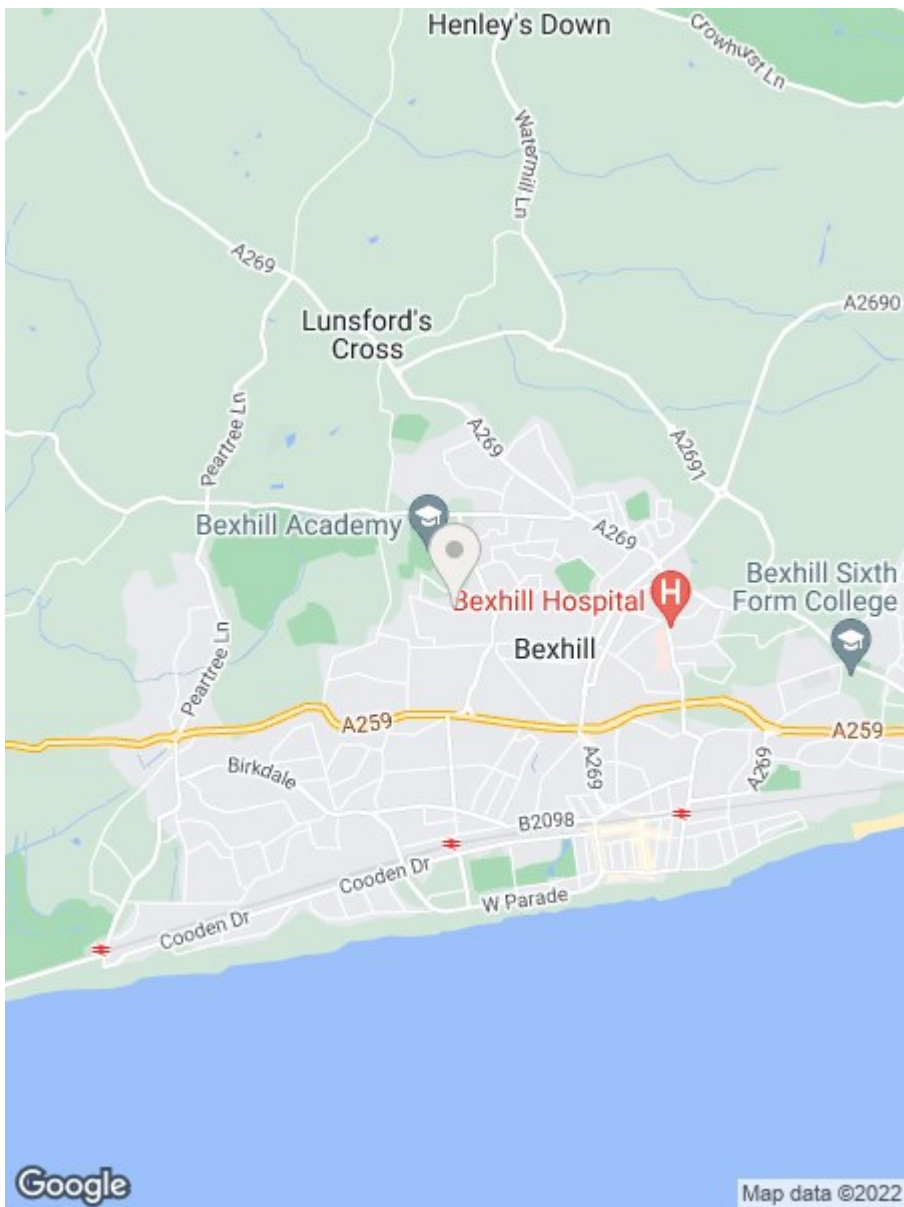
Electric up and over door, integral to the property, work bench, additional storage.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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