

**RUSH
WITT &
WILSON**



**Gateway Cottage Sandhurst Lane, Bexhill-On-Sea, East Sussex TN39 4RG
£685,000**

A stunning fully renovated and refurbished three, potentially four bedroom semi detached cottage set in approximately 1.25 acres, rural location, presented to an exceptional standard by current vendors, central heating and domestic hot water system, double glazed aluminium windows and doors, latched doors, wood burning stoves, wood effect flooring, detached office building, woodland paddock with additional access, sea views, down stairs cloakroom, en-suite bathroom, lots of original character and charm, extensive off road parking on graveled driveway, over-sized garage with electrically operated up and over door, viewing comes highly recommended by RWW Sole agents.



Entrance Hall

With entrance door, two windows overlooking the front elevation, double radiator, oak wood effect flooring, under stairs storage cupboard, double radiator, further window to the rear elevation, door through to garage, exposed oak joinery.

Cloakroom

WC with low level flush, double radiator, tiled floor, obscured glass window to the rear elevation, wall mounted heritage sink unit with vanity unit beneath, tiled splashback.

Living Room

16'6 x 13'3 (5.03m x 4.04m)

Windows to both rear and side elevations, french doors lead out onto patio area, two double radiators, beautiful inglenook fireplace with double sided wood burning stove, oak bressumer.

Dining Room

16'2 x 13' (4.93m x 3.96m)

Dual aspect windows to either side elevations, two double radiators, double sided wood burning stove with oak mantle and brick plinth, open plan into kitchen area.

Kitchen/ Breakfast Room

10'9 x 16'2 (3.28m x 4.93m)

Stunning bespoke fitted kitchen with marble worktops, twin butler sink with mixer tap, integral dishwasher, built in oven and grill, solid fuel wood burning AGA style cooker and stove set into brick inglenook with oak bressumer , space for American style fridge/freezer, island with marble worktop, induction hob, further drawers and base units and breakfast bar area to one side, two further windows to the side elevation, tiled flooring.

First Floor Landing

Master Suite

27'8 x 12'3 (8.43m x 3.73m)

Windows overlook both front and rear elevations, French doors open onto glass Juliet balcony with stunning views over the adjoining countryside and gardens, access to roof space, (the master bedroom could be redesigned to create a fourth bedroom if required) .

Inner Landing

Window to the side elevation.

Bedroom Two

13' x 11' (3.96m x 3.35m)

Window to the front elevation, double radiator, fitted wardrobe cupboards and dressing table with drawers.

En-Suite

Comprising walk in shower with chrome controls, fixed showerhead and aqua splashbacks, wc with low level flush, wall mounted wash hand basin with vanity unit, partly tiled walls, double radiator, tiled floor, door through to eaves storage space.

Bedroom Three

14'4 x 13'2 (4.37m x 4.01m)

Windows to both side and rear elevations, double radiator, fitted wardrobe cupboards and drawers.

Family Bathroom

Stunning suite complete with roll top double ended bath with hand shower attachment, wc with low level flush, ornate wash hand basin with roll top radiator and heated chrome towel rail, electric shaver point, obscure glass window overlooks the side elevation, partly tiled walls.

Outside

Approximately 1.25 acres of gardens and woodland paddock.

Front Garden

Stunning mature well stocked, raised flower and shrub beds, enclosed with a combination of fencing and further mature shrubbery, extensive off road parking on gravelled driveway.

Rear Garden

Southerly facing, stunning patio area for alfresco dining, the immediate private gardens are mainly laid to lawn with some beautiful features including decked area with trellising, wood store with pitched tiled roof, fireplace feature and cast wrought iron railings, outside water tap, additional shingled area, enclosed to one side with a combination of fencing, mature shrubbery, trees and plants of various kinds, detached office. The garden then extends out onto a woodland paddock with timber framed workshop, beautiful area of trees and mature shrubbery of various kinds, completely private and secluded, additional access to woodland area via gate and driveway. To the rear boundary

can also be found an additional wrought iron and timber framed shed, potentially suitable for keeping small animals, additional water tap.

Outside Office

19'9 x 9'3 (6.02m x 2.82m)

Insulated with power and light, double glazed windows to both front and rear elevations, UPVC double glazed sliding patio doors, skylight, oak effect wood flooring.

Garage

Oversized garage with electrically operated up and over door, power and light, integral door leads to inner hallway.

Agents Note

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) 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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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