RUSH WITT & WILSON



11 Clavering Walk, Bexhill on Sea, East Sussex TN39 4TW

£975,000 Freehold

This substantial 1920's detached family home offers a wealth of character and also the benefit of annexing part of the ground floor accommodation for possible extended family living. Comprising five bedrooms the master with en suite bathroom and the second with en suite shower room, family bathroom, stunning modern fitted kitchen/dining room open plan to conservatory/family room, sitting room with feature log burner an additional two receptions rooms, utility room, utility area, cloakroom and second kitchen. With a southerly aspect and garden and providing outstanding south downs and sea views from most of the bedrooms. Modern internal benefits include gas fired central heating to radiators and double glazing and there are many period features including hard wood flooring and fireplaces. Externally the is a large rear garden mainly laid to lawn with a patio area, mature flower and shrub borders whilst to the front of the property there is a block paved carriage driveway and a large garage. Located in one of Bexhill's most prestigious roads, opportunities to acquire property in this location and of this standard are few and far between.







Storm Porch
Side aspect double glazed window, radiator, tiled flooring, glazed door with glazed side panels leading into the hallway.

Cloakroom
Front aspect double glazed leaded light frosted window, white suite comprising a low level wc, pedestal wash hand basin, radiator and tiled flooring.

Hallway
Stairs to first floor, two radiators, built-in understairs cupboard with front aspect, double glazed leaded light frosted window, picture rail, tiled flooring.

Reception/Sitting Room
30'8 x 23' (9.35m x 7.01m)
Triple aspect double glazed, some leaded light windows, feature solid fuel burner in brick and timber surround, two radiators.

Kitchen/Dining Room
17'9 x 15' (5.41m x 4.57m)
Modern fitted kitchen comprising a range of base level units with roll top work surfaces, central island, space for double cooker, built-in bowl and half sink unit with mixer tap, space for free standing fridge/freezer, wall mounted vertical radiator, tiled flooring. Open plan to:

Family Room/Conservatory
17'6 x 17'2 (5.33m x 5.23m)
Fully double glazed incorporating ceiling and window blinds, doors leading to rear garden, tiled flooring.

Third Reception Room
22'8 x 11'10 (6.91m x 3.61m)
Double glazed doors with double glazed side panels leading to rear garden, radiator, feature fireplace in ornamental brick surround, picture rails, two radiators, wall mounted uplighters, internal bi-folding doors, hardwood flooring.

Fourth Reception Room
11'10 x 9'10 (3.61m x 3.00m)
Double glazed doors with double glazed side panels leading to rear garden, radiator, hardwood flooring.

Inner Hall
Walk-in pantry with shelving, tiled flooring and side aspect window, radiator, door to utility area.

Kitchen Two
14'11 x 12' (4.55m x 3.66m)
Front aspect double glazed leaded light windows, range of eye and base level units with roll top work surfaces and under unit lighting, built-in double sink with mixer tap, built-in dishwasher, two radiators, built-in storage cupboard, hardwood flooring.

Utility Room
7'4 x 7'4 (2.24m x 2.24m)
Front aspect double glazed leaded light window, range of eye and base level units with glass fronted display cabinets, built-in circular bowl sink and mixer tap, plumbing and space for tumble dryer and dishwasher, tiled flooring.

Utility Area
15'8 x 9'5 (4.78m x 2.87m)
Double glazed door leading to the rear garden.

Cloakroom
Low flush wc.

First Floor

Landing
Two front aspect double glazed leaded light windows, two radiators, picture rail, access to loft.

Master Bedroom
16'1 x 13'10 (4.90m x 4.22m)
Front aspect double glazed window with countryside and sea views towards Beachy Head, radiator.

En-Suite Bathroom
Front aspect leaded light frosted window, white suite comprising low level wc, pedestal wash hand basin, panel enclosed bath with electric shower, radiator, part tiled walls, built-in airing cupboard housing hot water tank and shelving, electric light and shaver point, ceiling mounted recessed spotlights, extractor fan.

Bedroom Two
16'6 x 13'11 (5.03m x 4.24m)
Rear aspect double glazed window with views, built-in wardrobes, feature fireplace in ornamental tile and brick surround, two radiators.

En-Suite Shower Room
Internal window to bedroom one, white suite comprising a low flush wc, pedestal wash hand basin with tiled splashback, tiled and enclosed double shower with shower screen and electric shower, radiator, ceiling mounted extractor hood, electric light and shaver point.

Bedroom Three
13'11 x 10'5 (4.24m x 3.18m)
Rear aspect double glazed window, built-in wardrobe, radiator.

Bedroom Four
11'11 x 8'11 (3.63m x 2.72m)
Rear aspect double glazed window with views, radiator, feature fireplace.

Bedroom Five
12'10 x 7'5 (3.91m x 2.26m)
Side aspect double glazed window, radiator, picture rail, built-in shelving.

Bathroom
Front aspect double glazed leaded light frosted window, white bath with mixer tap and shower attachment, wall mounted wash hand basin with tiled splashback, wall mounted heated towel rail, built-in airing cupboard with hot water tank and shelving, part tiled walls.

Separate WC
Front aspect double glazed leaded light frosted window, wc, radiator.

Outside

Front Garden
In and out "U' shaped driveway providing off road parking for multiple cars, mature flower, shrub and bush borders.

Rear Gardens
Large rear garden with block patio area leading to lawned area with mature flower and shrub borders, rockeries, timber garden shed, boundaries marked by panel enclosed fencing, outside lighting, outside tap, side access to front of property.

Garage
With access via double doors, power, light and storage, outside security lighting.

Agents Note
Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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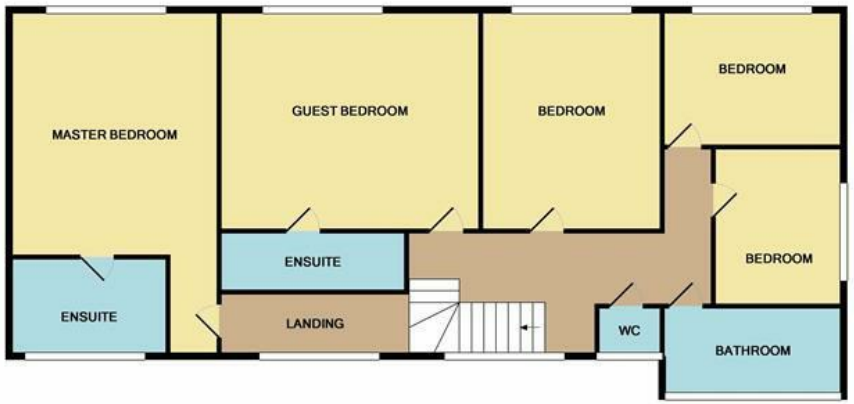








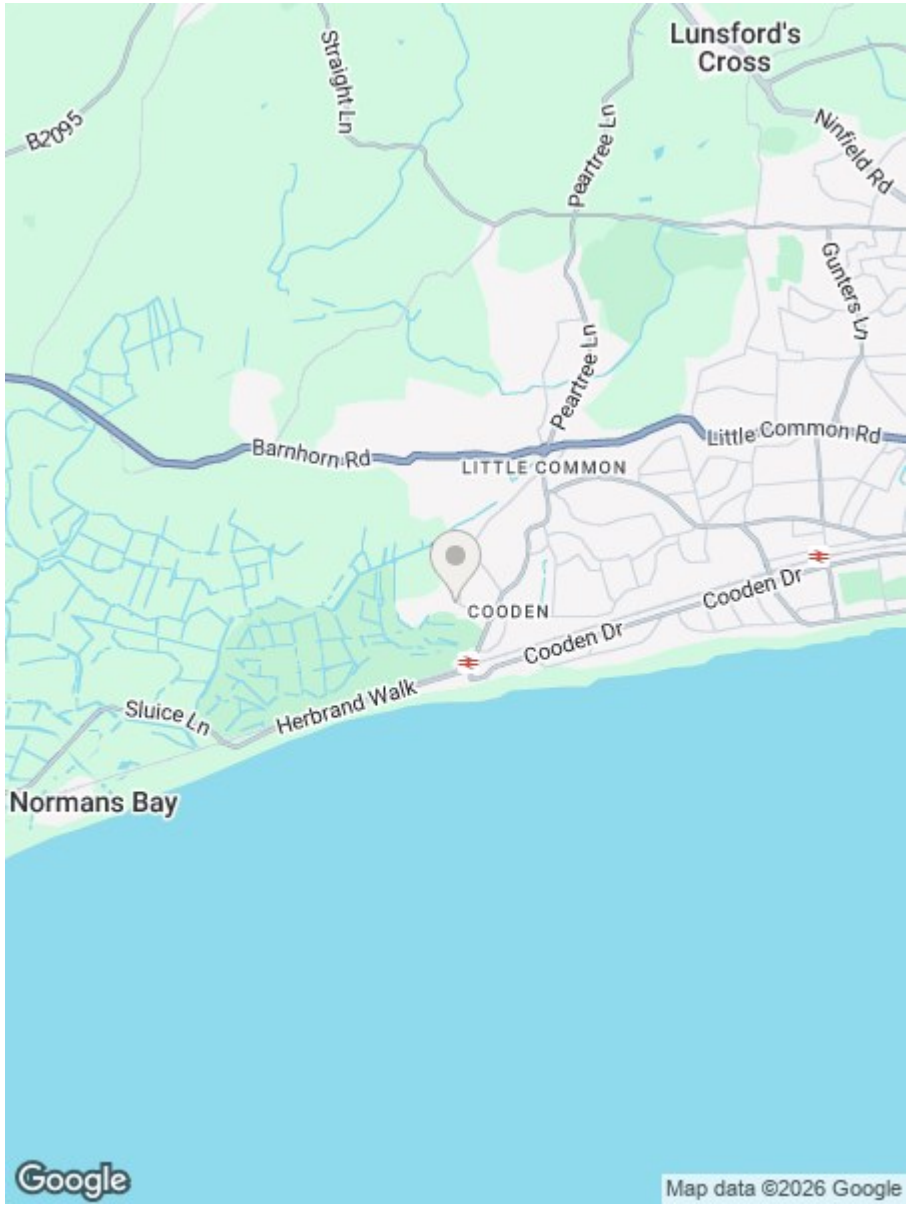
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APPROX. FLOOR
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(203.2 SQ.M.)

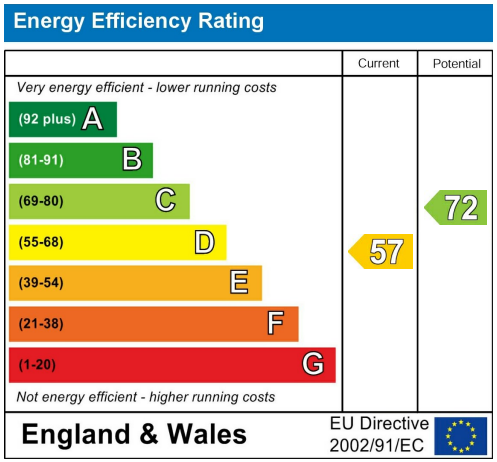


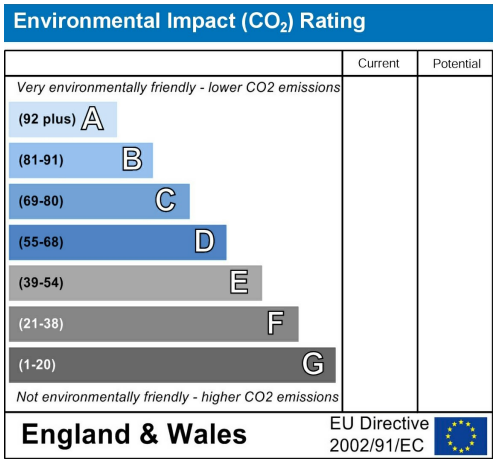
1ST FLOOR
APPROX. FLOOR
AREA 1271 SQ.FT.
(118.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3459 SQ.FT. (321.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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