

**RUSH  
WITT &  
WILSON**



**Gateway Cottage Sandhurst Lane, Bexhill-On-Sea, East Sussex TN39 4RG  
£875,000**

**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.

### **Second Garage**

Brick built single garage located near to the paddock/back access to the garden.

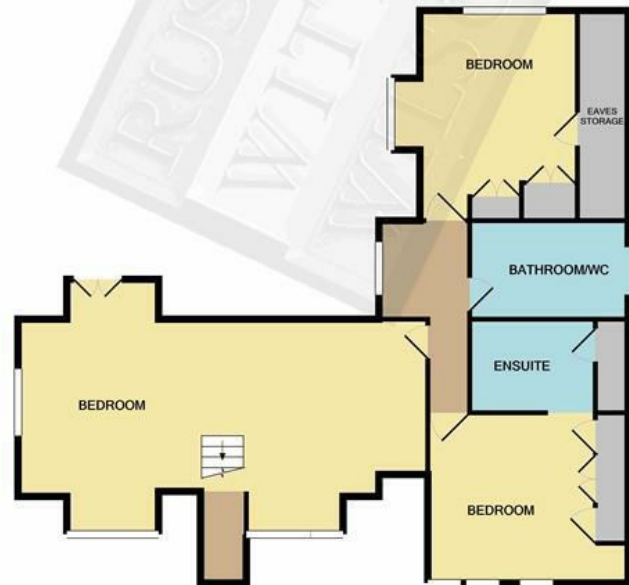
### **Agents Note**

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1052 SQ.FT.  
(97.7 SQ.M.)

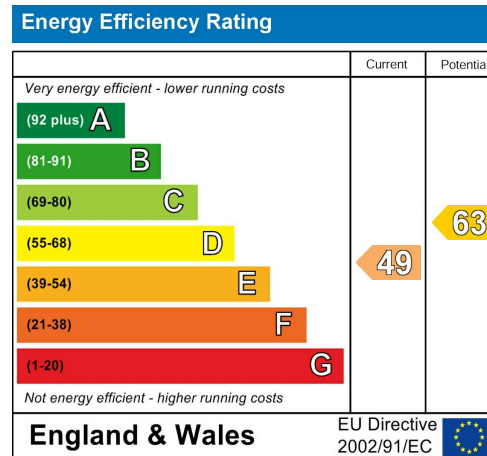
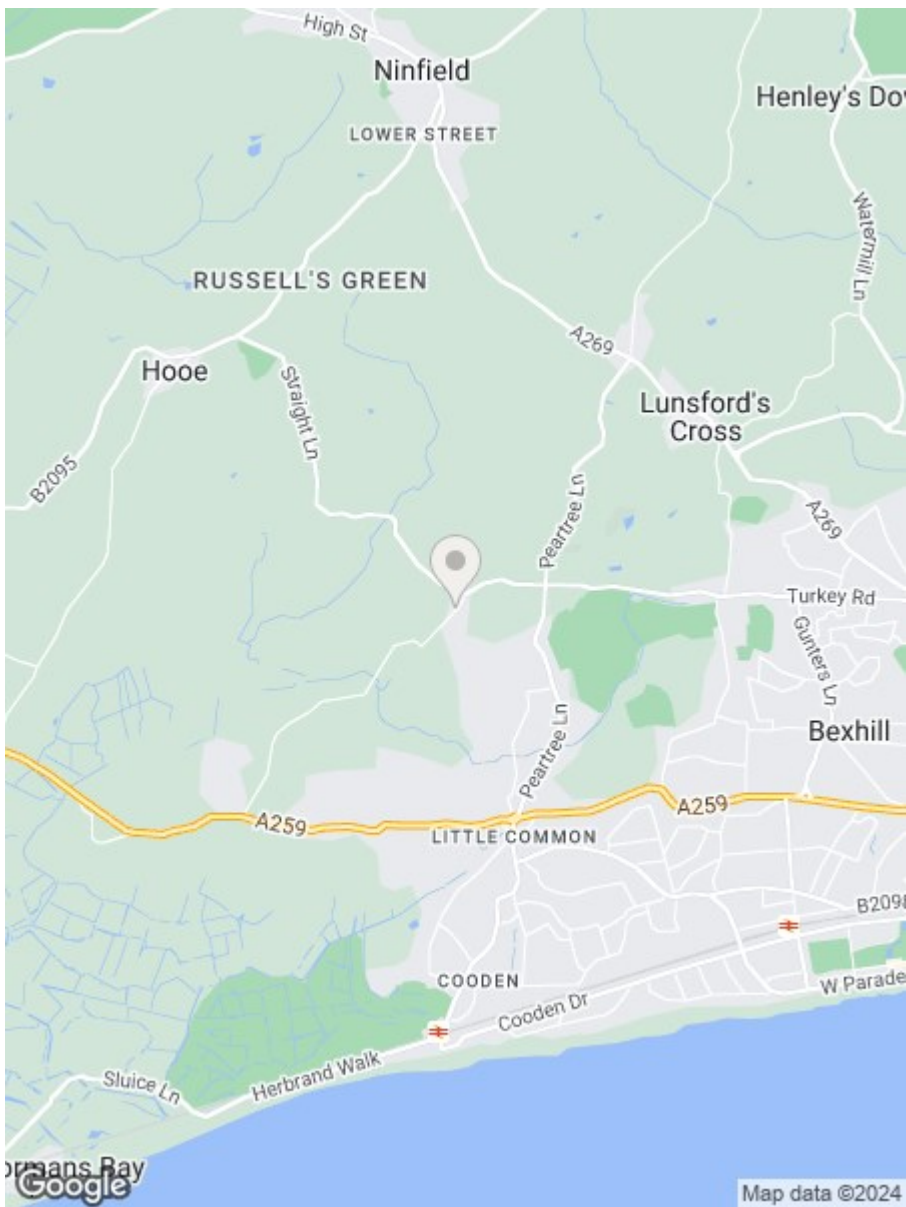


1ST FLOOR  
APPROX. FLOOR  
AREA 912 SQ.FT.  
(84.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1964 SQ.FT. (182.4 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents**  
Lettings & Property Management



**3 Devonshire Road**  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk