

**RUSH  
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**Deancroft Howards Crescent, Bexhill-On-Sea, East Sussex TN39 4QH  
£750,000**

**An opportunity to acquire this impressive five bedroom detached character property, ideally located in this quiet and sought after close in Little Common. Offering bright and spacious accommodation throughout, the property comprises, bay fronted lounge, dining room, sunroom, snooker room/fourth reception room, modern fitted kitchen, utility room and, wc all to the ground floor. To the first floor there are five bedrooms, with the master bedroom further benefiting from en-suite bathroom and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a stunning and mature private and secluded rear garden, front garden and driveway providing off road parking for multiple vehicles leading to the double garage. Ideally positioned on this corner plot of this quiet cul-de-sac location, within easy walking distance of Little Common Village. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate this stunning character home in this highly popular location.**



### **Entrance Porch**

5'0" x 4'11" (1.53 x 1.50)

Double glazed, double doors to the front elevation giving access to the entrance porch, with timber internal, obscured glass panelled front door with obscured glass panelled sidelight windows, double glazed internal window looking through to the dining room, tiled floor.

### **Entrance Hall**

Two radiator, stairs leading to first floor, under stairs storage cupboard which houses the electric meter, electric consumer unit and gas meter, cloaks cupboard with hanging space and shelving, feature gallery landing, internal door leading through to the double garage.

### **Lounge**

19'0" x 10'11" (5.80 x 3.33)

Double glazed bay window to the front elevation, double glazed window to the side elevation, two radiators, fitted multi fuel burning stove, open archway leading through to sunroom, internal door leading back through to hallway, exposed timber ceiling joists.

### **Sun Room**

20'4" x 10'5" (6.21 x 3.19)

Double aspect, double glazed windows to the rear and side elevations, overlooking the rear garden, double glazed sliding patio door giving access to the rear garden, radiator, open archway going back through to lounge.

### **Kitchen**

13'5" x 8'3" (4.09 x 2.53)

Double glazed bay window to the front elevation, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated fridge/freezer, integrated eye level electric double oven and grill, stainless steel bowl and half sink with drainer and mixer tap, integrated dishwasher, worktop mounted electric hob with fitted extractor hood above, part tiled walls, recessed ceiling spotlights.

### **Dining Room**

12'8" x 12'1" (3.87 x 3.69)

Open archway from the hallway leading to dining room, with double glazed bay window to the front elevation, double glazed internal window looking through to porch, radiator, feature fireplace.

### **Snooker Room/Reception Room Four**

21'10" x 16'11" (6.68 x 5.17)

Two radiators, double glazed sliding patio doors with access onto the rear garden, serving hatch through to utility room.

### **Utility Room**

6'9" x 6'8" (2.06 x 2.04)

A range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, under counter space for tumble dryer, space for freestanding fridge/freezer, serving hatch through to snooker room, part tiled walls.

### **Ground Floor WC**

Obscured double glazed window to the rear elevation, modern suite comprising vanity unit with wash hand basin, mixer tap and storage drawers beneath, low level wc, radiator, tiled walls.

### **First Floor Landing**

Double glazed window to the rear elevation, access to loft space.

### **Bedroom One**

14'2" x 13'2" (4.33 x 4.03)

Double glazed window to the front elevation, radiator, fitted overbed furniture with wardrobes and overhead cupboards, door with access to en-suite.

### **En-Suite**

Obscured double glazed window to the front elevation, radiator, white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panelled enclosed jacuzzi style corner bath with mixer tap and shower attachment, fitted bathroom cabinet, part tiled walls.

### **Bedroom Two**

16'7" x 11'1" (5.08 x 3.39)

Double aspect, double glazed windows to the front and side elevations, radiator, large range of fitted bedroom furniture, comprising wardrobes with hanging space and shelving, vanity unit with wash hand basin, storage and drawers beneath, dressing table with drawer units, fitted bedside tables and another set of fitted wardrobes with hanging space and shelving.

### **Bedroom Three**

12'0" x 11'7" (3.66 x 3.54)

Double glazed window to the front elevation, radiator, large range of fitted bedroom furniture, comprising of fitted wardrobes with hanging space and shelving, overbed storage cupboards, dressing table with drawer units, vanity unit with wash hand basin.

### **Bedroom Four**

13'2" x 7'10" (4.02 x 2.41)

Double glazed window to the rear elevation, radiator.

### **Bedroom Five**

9'4" x 8'8" (2.87 x 2.65)

Double glazed window to the rear elevation, radiator, fitted bedroom furniture comprising wardrobes with hanging space and overbed storage units.

### **Family Bath/Shower Room**

Obscured double glazed windows to the front elevation, heated chrome towel rail, modern suite comprising vanity unit with wash hand basin with mixer tap and storage cupboard and drawers beneath, low level wc with concealed cistern, panelled enclosed corner bath with mixer tap and shower attachment, large walk in shower cubicle with wall mounted shower controls and shower attachment, fully tiled walls, ceiling mounted spotlights and extractor fan.

### **Outside**

#### **Rear Garden**

Stunning, private and secluded rear garden with sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plant, shrub, hedge and tree boarders, feature garden pond, bordered by closed board fencing, timber summerhouse, two timber garden sheds, greenhouse, access down one side of the property leading to the front.

#### **Front Garden**

Mainly laid to lawn with mature plants and shrubs, gravelled laid driveway providing off road parking for multiple vehicles leading to the double garage.

#### **Double Garage**

16'3" x 18'2" extending to 25'7" (4.97 x 5.56 extending to 7.81)

With two up and over doors, wall mounted gas central heating boiler, modern pressurized hot water cylinder, additional workshop space with fitted wall and base level units with laminate roll edge worktop surface, light, power, fitted shelving.

#### **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.





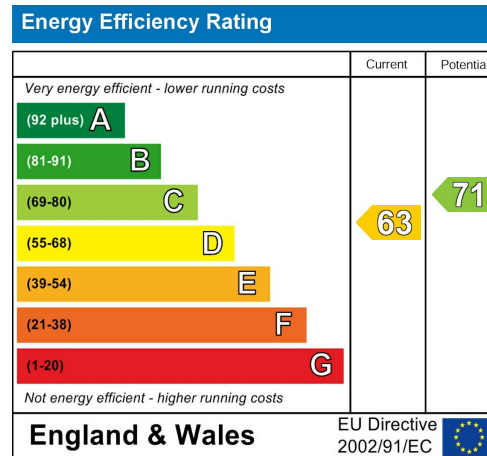
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2723 SQ.FT. (253.0 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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