

**RUSH
WITT &
WILSON**



22 Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QR
£895,000

A very special, substantial detached house, built circa. 1920, boasting impressive floor space of approx. 3692 sq.ft 343.0 sq.m, situated in this highly sought after location of Collington, Bexhill. The property has been extensively renovated by the current vendors, providing modern open/plan living with, six double bedrooms, three receptions rooms, four bathrooms, utility room, downstairs cloakroom, entrance porch, stunning wood panelling, beautiful tiled flooring to the ground floor, double length garage, gas central heating system, double glazed windows and doors throughout. Externally, the property offers beautifully landscaped rear gardens and off road parking for multiple vehicles. Viewing comes highly recommended by Rush, Witt & Wilson. Council Tax Band F.



Entrance Porch

Double glazed front door to the front elevation leading to the entrance porch, courtesy light, tiled floor, solid wooden door leading to entrance hall.

Entrance Hallway

Colum radiator, wall panelling, stairs leading to the first floor, under stairs storage cupboard, ceiling beams, oak flooring, built in shelving unit with bench seat and storage beneath.

Reception Room

20'6" x 12'3" (6.25 x 3.75)
Window to the front elevation, radiator, ceiling beams feature stone fireplace with wood burning stove, built in shelving, oak flooring.

Kitchen/Dining/Family Room

31'11" x 27'4" (9.73m x 8.33m)
Stunning open plan kitchen/dining/family room comprising of matching high gloss handle-less wall and base level units with marble effect worktop surfaces, built in induction hob with extractor hood above, integrated twin ovens, plumbed in fridge /freezer with iced water refunction, dishwasher, sink with Quooker boiling water tap, Island with storage cupboards below, six seater built in table, seating area with feature fireplace, dining area with skylight and insert feature duel aspect log effect gas fire, porcelain floor tiling throughout with under floor heating, bi-folding double glazed doors giving access onto the rear garden.

Sitting Room

18'0" x 12'4" (5.50m x 3.76m)
Bi-folding doors to the rear elevation, giving access onto the rear garden, insert feature duel aspect log effect gas fire , oak flooring. Personal door to garage.

Utility Room

Windows to the front and side elevations, door giving access to the front of the property, one and half bowl sink unit with mixer tap, storage cupboards, worksurface, plumbing for washing machine and space for tumble dryer, porcelain tiled floor.

Cloakroom

Window to the front elevation, heated towel rail, WC, wash hand basin with vanity cupboard beneath, airing cupboard, extractor fan, oak flooring.

Annex

31'4" x 11'9" (9.56 x 3.59)
With private entrance door to the front elevation, window to the rear elevation with views over the rear garden, skylight, kitchenette area with drawer units with worktop and sink unit, oak flooring.

Annex En-Suite

Shower cubicle with wall mounted shower controls and showerhead, wash hand basin, wc, heated towel rail.

First Floor Landing

Half turned staircase, wall panelling, feature window to the front elevation, radiator, access to roof space.

Master Bedroom Suite

15'2" x 14'10" (4.63 x 4.53)
Window to the front elevation with fitted shutters, two column radiators, leading to dressing room area.

Dressing Room

Velux window to the rear elevation, built in furniture consisting shelving, drawers and hanging rails.

En-Suite

Walk in shower, his and her wash hand basins with vanity cupboards and drawers beneath, wc, heated towel rail, tiled floor.

Bedroom Two

13'3" x 10'9" (4.04m x 3.28m)
Window to the front elevation with fitted window shutters, panelled walls, column radiator, flowing through to en-suite, dressing room and study area.

Dressing Room

With fitted storage shelves, hanging space.

En-Suite

Velux window to the rear elevation, walk in tiled shower cubicle with wall mounted shower controls and shower attachment, wc, wash hand basin and mixer tap set on shelf, vanity cupboards and drawers.

Study Area

Window to the front elevation with fitted shutters, radiator.

Bedroom Three

13'12" x 13'1" (3.96m x 3.99m)
Window to the rear elevation, wardrobes with mirror fronted doors, radiator, feature wall.

Bedroom Four

12'6" x 12'0" (3.81m x 3.66m)
Window to the rear elevation, radiator, feature wall.

Bedroom Five

12'11" x 11'6" (3.96 x 3.53)
Window to the rear elevation, built in wardrobe cupboards, radiator.

Family Bathroom

Window to the front elevation, suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, wc, walk in shower cubicle with wall mounted shower controls and shower attachment, heated towel rail, extractor fan, tiled walls and floor.

Outside

Front Garden

Front garden with mature shrub, plants and trees of various kinds, newly laid driveway providing off road parking for multiple vehicles, EV charging point.

Double Length Garage

37'9" x 12'2" (11.53 x 3.71)
With electric door to the front elevation, bi-folding doors to the rear elevation giving access onto the rear garden, personal door giving access into the house, power and light.

Rear Garden

Generous rear garden, mainly laid to lawn with mature shrubs, trees and flowers of various kinds, large raised patio area suitable for entertaining with porcelain floor tiles and hot tub, external power, outside water tap, pergola and timber framed shed.

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
2419 sq.ft. (224.7 sq.m.) approx.

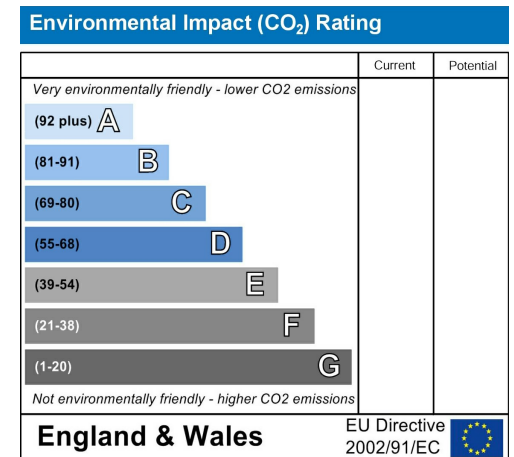
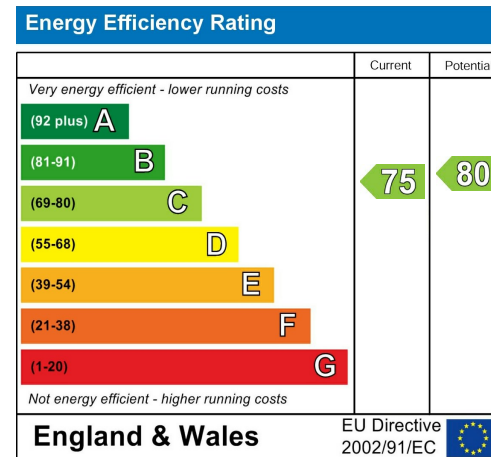
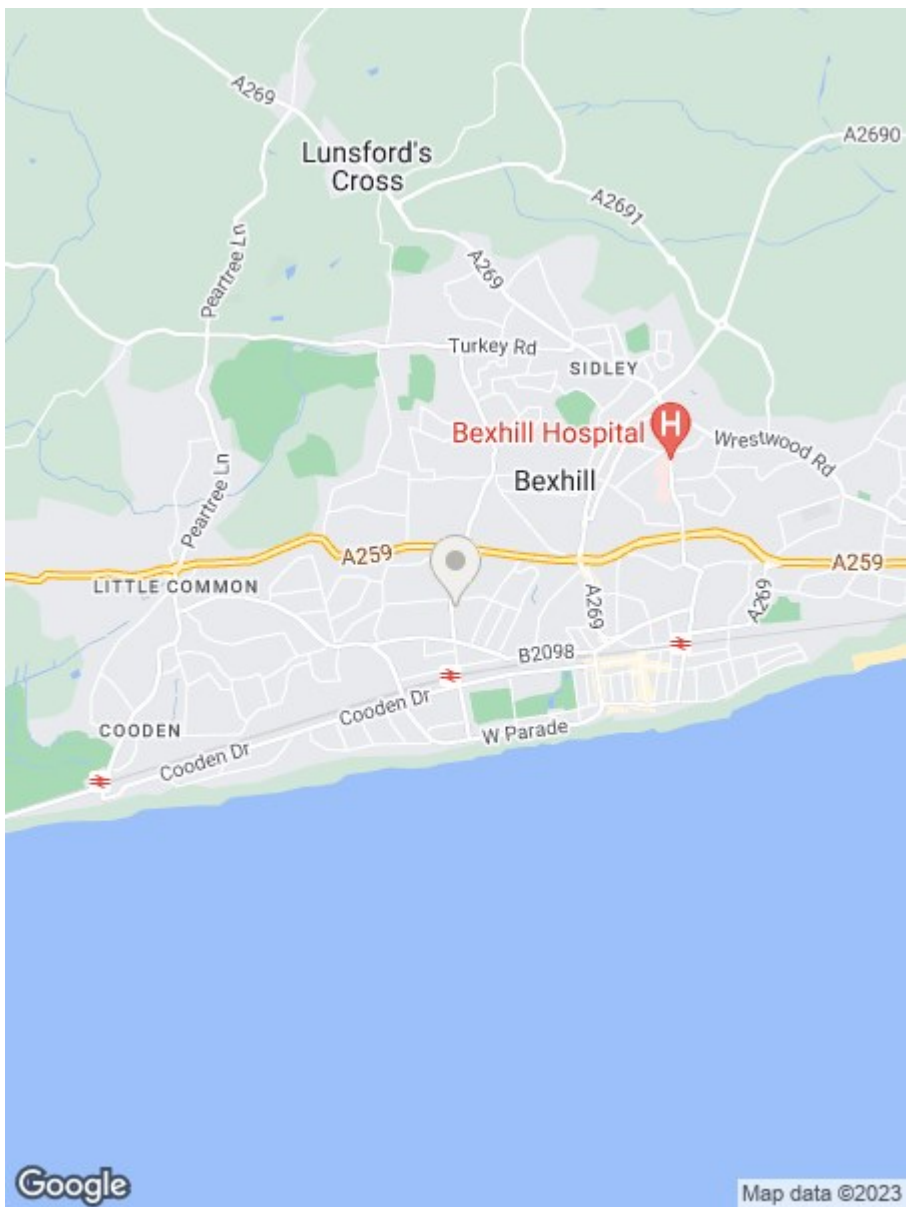


1ST FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



TOTAL FLOOR AREA : 3771 sq.ft. (350.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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