

**RUSH  
WITT &  
WILSON**



**5 Kewhurst Avenue, Bexhill-On-Sea, East Sussex TN39 3BJ  
Offers In Excess Of £600,000**

**A stunning four bedroom detached family house with two bathrooms, beautiful Cooden location with two bedrooms modern bathroom situated on the ground floor, two bedrooms first floor with family bathroom, living room with separate dining room, solid roof conservatory with Velux windows, beautiful modern fitted kitchen with central island, gas central heating system, double glazed windows and doors. The property has off road parking with garage, private front and rear gardens and within easy reach of Little Common Village with its excellent range of amenities and Cooden Beach railway station is close by with its mainline to London with the adjoining beach seafront. Viewing comes highly recommended by Rush Witt & Wilson.**



### **Entrance Porchway**

With entrance door and glass windows to the front and side elevations, cloaks cupboard, understairs storage cupboard, double radiator.

### **Bathroom**

Modern suite comprising w.c. with concealed cistern, wall mounted wash hand basin, obscure glass window to the side elevation, walk-in shower cubicle with controls and shower head, vanity unit with drawers and cupboards, heated chrome towel rail, tiled floor.

### **Kitchen**

12'7" x 11'7" (3.85m x 3.55m )

Window to the rear elevation, double radiator. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, gas hob, built-in double oven with grill, central island with cupboards, wine fridge, fridge/freezer, integrated dishwasher. Double radiator. Door leads to the conservatory.

### **Conservatory**

20'3" x 9'4" (6.19m x 2.85m )

Windows overlook the rear elevation onto the rear garden, double radiator, solid roof with velux windows, French doors lead to the rear garden, base units with laminate worktops.

### **Dining Room**

13'0" x 10'9" (3.98m x 3.29m )

Window to the side elevation, double radiator, patio doors.

### **Living Room**

16'3" x 14'5" (4.97m x 4.40m )

Window to the front elevation, double radiator, living flame gas fire set in Edwardian style fireplace with ornate surround.

### **Bedroom Three**

12'6" x 10'0" (3.82m x 3.07m )

Window to the rear elevation, double radiator, fitted bedroom furniture comprising wardrobe, drawers, cupboards and shelving and matching bedside cabinets.

### **Bedroom Four/Study**

9'8" x 9'4" (2.97m x 2.87m )

Window to the front elevation, double radiator, built-in wardrobe cupboard, door to garage.

### **First Floor Landing**

Window to the front elevation, access to the roof space.

### **Bedroom One**

16'11" x 16'4" (5.16m x 4.98m )

Window to the front and side elevations, double radiator, storage cupboards.

### **Bedroom Two**

17'0" x 10'0" (5.19m x 3.05m )

Window to the rear elevation, double radiator.

### **Bathroom**

Modern suite comprising panelled bath, wall mounted chrome controls, chrome shower head and fixing with shower curtain rail, obscure glass window to the rear elevation, w.c. with concealed cistern, wall mounted wash hand basin and tiled splashback, chrome heated towel rail, tiled floor.

### **Outside**

#### **Front Garden**

This has been designed for extensive off road parking in mind and brick paved driveway areas, there is a whole host of shrubbery, mature plants and flowers which adorn the garden to the front.

#### **Rear Garden**

This is mainly laid to lawn, summerhouse and well stocked flower and shrub beds and all enclosed with fencing to all sides, patio areas can be found with additional timber framed shed.

#### **Garage**

This is integral with electrically operated door, personal door to the rear with window overlooking the rear, plumbing for washing machine and space for other white goods if required.

#### **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  
1302 sq.ft. (121.0 sq.m.) approx.

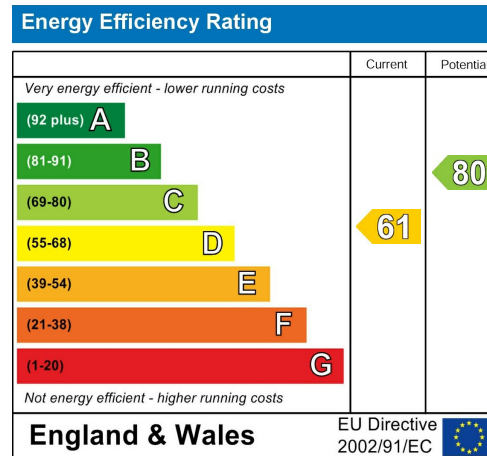
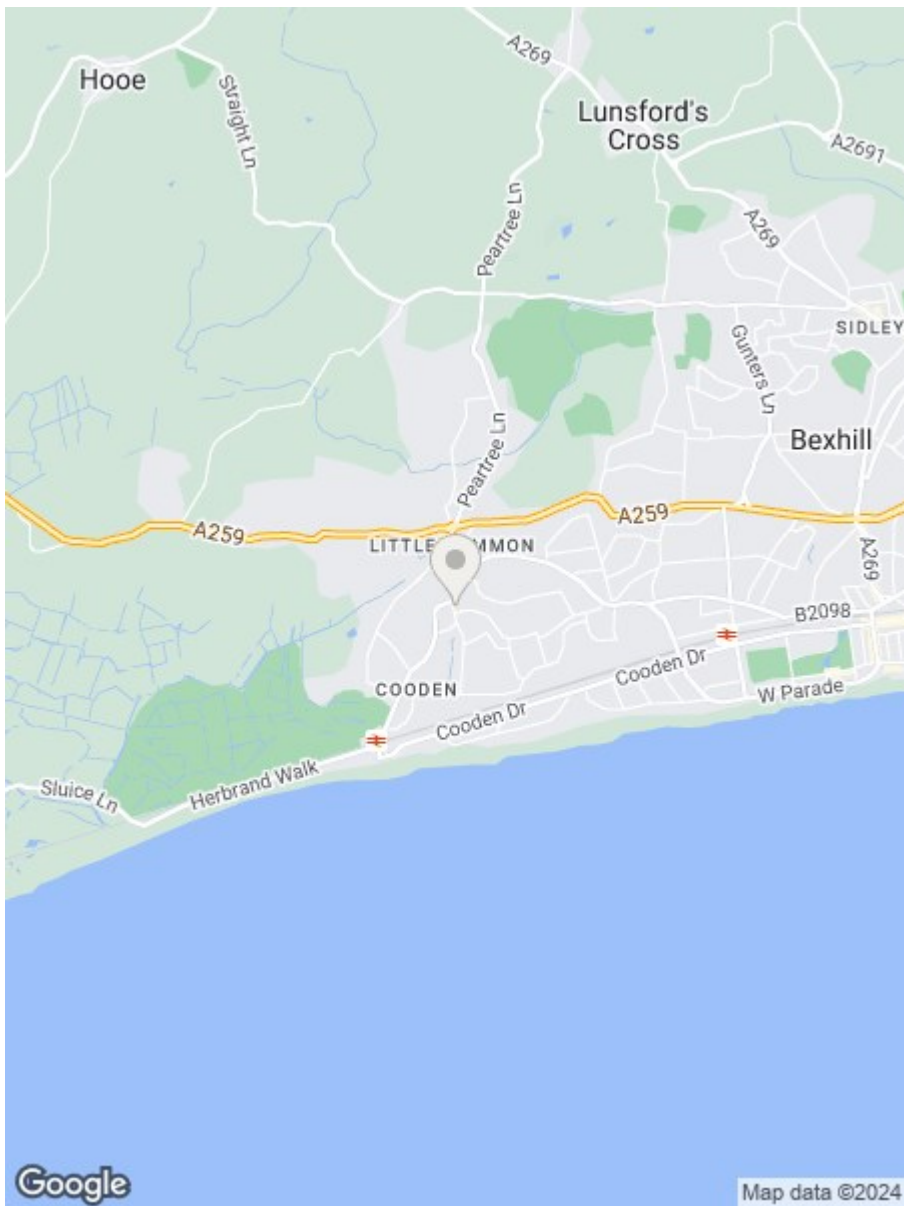
1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1993 sq.ft. (185.2 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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