

**RUSH  
WITT &  
WILSON**



**33 Hawkhurst Way, Bexhill-On-Sea, East Sussex TN39 3SG  
£485,000**

An opportunity to acquire this bright and spacious three bedroom detached house ideally located in this quiet and sought after location of Cooden. The property comprises fitted kitchen, dual aspect lounge, dining room, wc, and large entrance hall all to the ground floor. To the first floor there are three double bedrooms and a fitted shower room. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property boasts a stunning private and secluded south facing rear garden with extensive and mature plants, shrubs and hedging, whilst to the front of the property there is a front garden and blocked paved driveway providing off road parking for multiple vehicles leading to the detached garage. Conveniently situated in this popular residential location of Cooden, within close distance to Little Common Village with its wide range of amenities and Cooden Beach mainline rail station with direct links to London, Brighton, Gatwick and Ashford International. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate this spacious property in this popular location. Council Tax Band D.



### **Entrance Hall**

Obscured double glazed front door with obscured double glazed sidelight windows leading to the entrance hall, comprising radiator, stairs leading to first floor, large storage cupboard with shelving, ample storage space, gas meter, electric meter and electric consumer unit, recessed ceiling spotlights.

### **Kitchen**

9'3" x 8'10" (2.83 x 2.70)

Double glazed windows to the rear elevation overlooking the rear garden, obscured double glazed door to the side elevation, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, integrated dishwasher, integrated eye level electric double oven and grill, gas hob with fitted extractor hood above, bowl and half sink with drainer and mixer tap, integrated washing machine, space for freestanding fridge/freezer, cupboard giving access to the gas central heating boiler, recessed ceiling spotlights, part tiled walls, tiled floor.

### **Dining Room**

10'6" x 8'10" (3.22 x 2.71)

Double glazed windows to the rear elevation overlooking the rear garden, radiator, large open archway leading to the lounge, wall mounted display cabinets.

### **Lounge**

18'5" x 11'1" (5.63 x 3.38)

Dual aspect double glazed windows to the front and rear elevations, double glazed door giving access onto the rear garden, two radiators, feature fireplace with fitted electric fire, archway through to dining room.

### **Ground Floor WC**

Obscured double glazed window to the side elevation, low level wc, wall mounted wash hand basin with tiled splashback, chrome heated towel rail.

### **First Floor Galleried Landing**

Double glazed window to the front elevation, access to loft space with fitted ladder, airing cupboard housing the hot water cylinder with slatted shelving, recessed ceiling spotlights.

### **Bedroom One**

16'6" x 10'11" (5.04 x 3.33)

Dual aspect double glazed windows to the front and rear elevations, two radiators, large range of fitted bedroom furniture comprising wardrobes, overbed storage with mirrored cupboards to the side, wall mounted bedside tables, dressing table.

### **Bedroom Two**

10'11" x 9'2" (3.33 x 2.80)

Double glazed window to the front elevation, radiator.

### **Bedroom Three**

10'11" x 8'11" (3.33 x 2.74)

Double glazed window to the rear elevation, radiator.

### **Shower Room**

Obscured double glazed windows to the rear elevation, heated chrome towel rail, modern suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc with concealed cistern, large walk in shower cubicle with wall mounted electric power shower, shower attachment and fold down seat, part tiled walls, recessed ceiling spotlights, electric shaver point, bathroom mirror with lighting and cabinet.

### **Outside**

#### **Front Garden**

Mainly laid to lawn, mature plants and shrubs, decorative plum slate chipping, raised flowerbed with mature shrubs, blocked paved driveway providing off road parking for multiple vehicles.

#### **Rear Garden**

Private and secluded south facing rear garden, sun patio, shingled laid area with garden pond, the rest of garden is mainly laid to lawn with extensive and mature plants, shrubs and hedging, electric awning, timber garden shed, to one side of the property there are timber double gates with the driveway coming down the side of the property leading to the detached garage.

#### **Detached Garage**

17'7" x 8'2" (5.36 x 2.49)

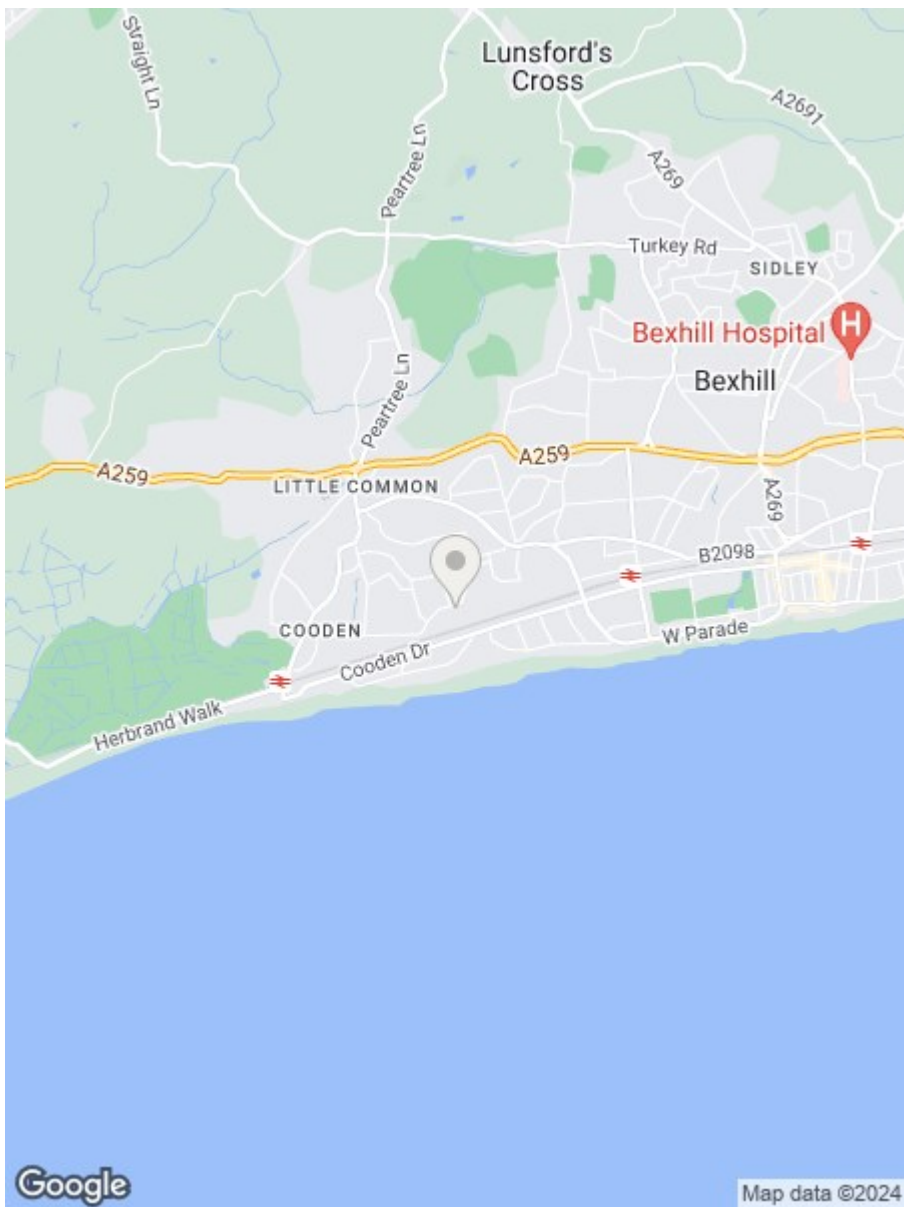
With up and over door, light and power, double glazed window to the rear elevation, personal door to the side, fitted shelving.

### **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.







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