

**RUSH
WITT &
WILSON**



**23 Highwoods Avenue, Bexhill-On-Sea, East Sussex TN39 4NN
£579,950**

This remarkable detached family home features four spacious double bedrooms and is nestled in a beautiful and secluded location on a no-through road. Conveniently located just a short distance from Little Common village, residents can enjoy excellent shopping facilities and services. The property has been presented to an exceptional standard by the current vendors, showcasing a stunning kitchen/breakfast room that is perfect for gatherings and daily family life. The expansive living room offers picturesque views of the serene, private rear garden, creating a tranquil atmosphere. Additional amenities include a downstairs cloakroom for convenience. Upstairs, you'll find four generous double bedrooms, complemented by a family bathroom and an en-suite bathroom attached to the master bedroom. Additional features include gas central heating system, double glazed windows and doors, EV charging point. For those in need of parking, the home boasts excellent off-road parking, along with a double garage for added convenience. This property is truly a must-see, and viewing is highly recommended by RWW sole agents to fully appreciate its many features and idyllic setting.



Entrance Hall

Spacious entrance hallway, vertical radiator, coconut matting, entrance hall to the front elevation via a covered porchway. Understairs storage cupboard and a built-in cloaks cupboard. Access to the double garage.

Cloakroom

WC with low level flush, double radiator, obscure glass window to the side elevation, wall mounted wash hand basin, vanity unit below, tiled splashback.

Living Room

20'2" x 11'9" (6.17m x 3.60m)

Window overlooks the rear elevation which is westerly facing with patio doors, double radiator, built-in integrated modern flame effect glass fire with space to put a large t.v. screen which is all built-in.

Kitchen/ Breakfast Room

26'4" x 10'8" (8.05m x 3.26m)

Dual aspect with French doors that lead out onto the rear westerly facing garden and window overlooks the front elevation with pleasant tree lined Vista. Modern fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer sink unit with mixer tap, space for American style fridge/freezer, integrated dishwasher, Range style cooker with gas hob and oven and grill beneath with glass splashbacks, extractor canopy and light. Tiled splashbacks, vertical radiator and concealed lighting.

First Floor Landing

Window to the side elevation, access to roof space, built-in airing cupboard.

Bedroom One

12'9 x 11'6 (3.89m x 3.51m)

Window to the rear elevation, double radiator and built-in sliding door wardrobe cupboard.

En-Suite

Modern suite comprising his and hers wash hand basins with vanity units beneath and tiled splashbacks, matching light up mirrors, w.c. with low level flush, heated towel rail, walk-in shower cubicle with glass screens, digital controls with shower head, obscure glass window overlooks the rear elevation and tiled splashbacks.

Bedroom Two

15'6 x 11'1 (4.72m x 3.38m)

Two windows overlooking the front elevation, double radiator, built-in sliding door wardrobe cupboards.

Bedroom Three

15'2 x 10'4 (4.62m x 3.15m)

Window to the rear elevation, double radiator.

Bedroom Four

11'1 x 7'10 (3.38m x 2.39m)

Double radiator, window to the front elevation.

Family Bathroom

Modern suite comprising shower/bath with shower screen, wall mounted electric shower unit controls and shower head. W.C. low level flush, pedestal wash hand basin, tiled splashback, electric mirror and light, heated towel rail, obscure glass window to front elevation.

Outside

Front Garden

Mainly laid to lawn with well stocked shrub beds, side access available, EV charging point to the front of the property, excellent off road parking is available on the brick paved driveway, pleasant outlook and it is a no-through road. and the property is situated at the very end. EV charging point, outside lighting.

Rear Garden

Westerly aspect and is enclosed with mature shrub beds, plants and trees of various kinds offering completed privacy and seclusion, patio area for alfresco dining and the garden is mainly laid to lawn with a plastic storage shed, side access and outside water tap.

Double Garage

17'4 x 14'10 (5.28m x 4.52m)

Electrically operated up and over door, gas central heating and domestic hot water boiler, plumbing for washing machine, base and wall units with laminate worktop.

Agents Note

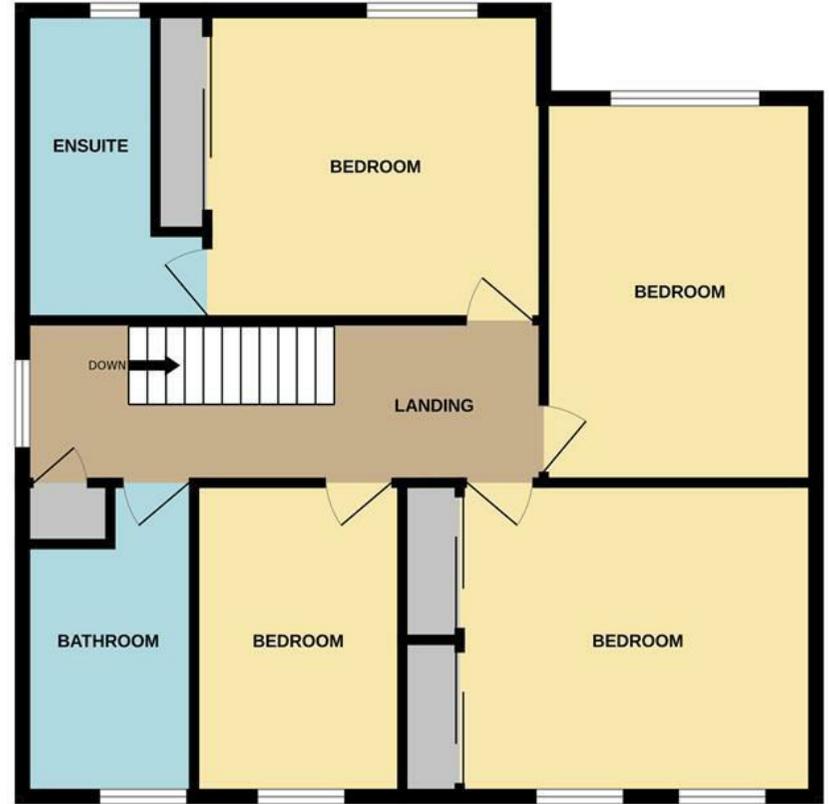
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



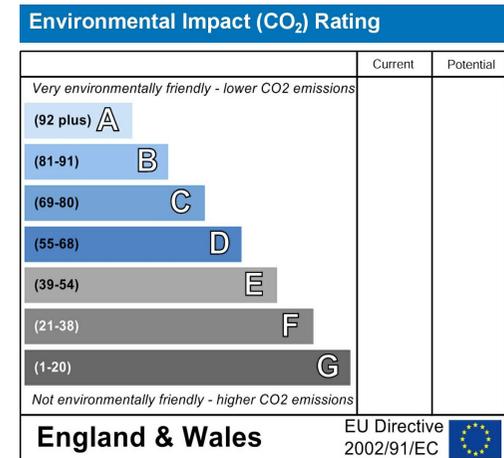
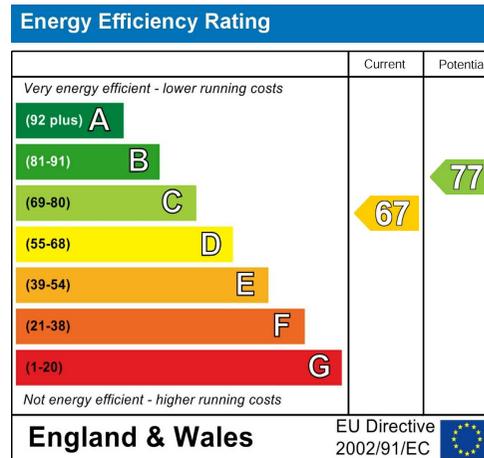
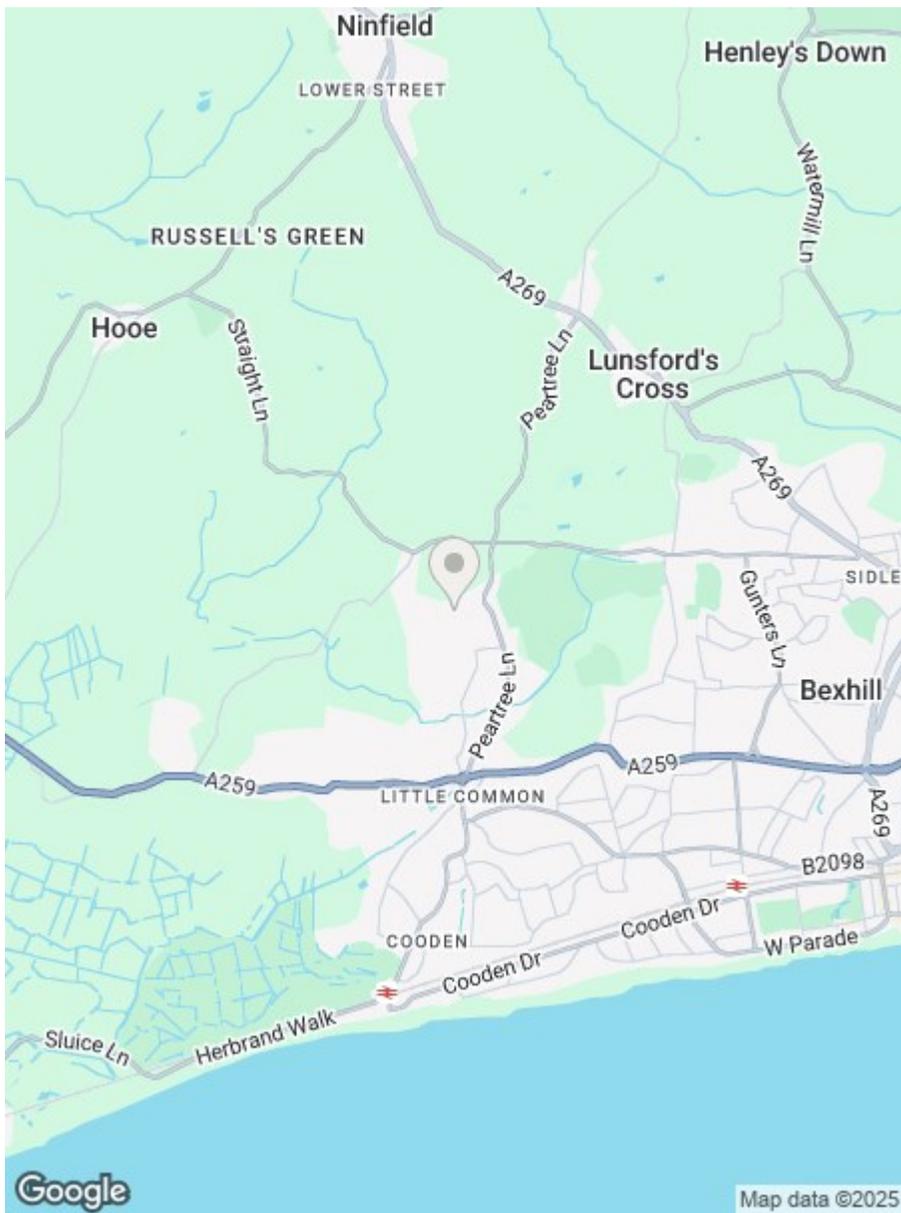
1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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