

**RUSH  
WITT &  
WILSON**



**Maple Walk, Bexhill-On-Sea, East Sussex TN39 4SN  
Offers In Excess Of £735,000**

**A stunning four bedroom detached family house with three reception rooms, single garage, stunning extensive private front and rear gardens, downstairs cloakroom, kitchen/breakfast room, utility room, two bathrooms, master suite with juliette balcony- dressing room- en suite bathroom, first floor study, off road parking, highly sought after Cooden location, utility room, solid oak flooring throughout the ground floor, presented to a very high standard by the present owners. Viewing comes highly recommended by Rush, Witt and Wilson.**



### **Entrance Hall**

With entrance door and two windows to the front elevation with pleasant views, single radiator, solid oak flooring.

### **Cloak Room**

WC with low level flush, wall mounted wash hand basin, double radiator, obscured glass window to the front elevation.

### **Living Room**

23'8 x 11'4 (7.21m x 3.45m)

Window to both front and rear elevations with door to rear garden, double radiator and single radiator, stunning 1930's tiled bricked fireplace with open fire.

### **Dining Room**

17'4 x 11' (5.28m x 3.35m)

Triple aspect with window to front, side and rear elevations, two double radiators, stunning stone feature fireplace.

### **Kitchen**

10'7 x 19'5 (3.23m x 5.92m)

Window to rear elevation, modern fitted kitchen comprising a range of cream fronted base and wall units with laminate wood block affect worktops, with one and half bowl single drainer sink unit with mixer tap, gas hob with matching extractor canopy and light with glass splash back, integrated dishwasher, integrated oven and grill with additional combination microwave oven, integrated fridge, tiled splash backs, solid oak flooring, heated towel rail, concealed lighting.

### **Breakfast Room**

16'10 x 14'7 (5.13m x 4.45m)

Window to rear elevation, bi-fold doors lead out to rear garden, two double radiators, solid oak flooring.

### **Utility Room**

11'1 x 7'6 (3.38m x 2.29m )

Base and wall units with solid wood bloc worktops, butler sink with mixer tap, plumbing for washing machine and space for tumble dryer, double radiator, door leading to garage.

### **First Floor Landing**

Access to first floor landing via a beautiful turned staircase, access to roof space, single radiator, built in linen cupboard.

### **Master Bedroom**

23'4 x 15'6 (7.11m x 4.72m)

Windows to side and rear elevations with French doors leading to Juliet balcony with stunning views of the gardens, double radiator.

### **En-Suite Bathroom**

Luxury bathroom suite comprising contemporary his and her circular wash hand basins set on granite dressing table, beautiful mirrors with movement sensitive lights, chrome heated towel rail, walk in jet shower with controls, jets and hand shower attachment, corner bath, wc with low level flush, bidet, double radiator, obscured glass window to front elevation, solid oak flooring, vanity drawers and cupboards complete this beautifully arranged bathroom.

### **Walk In Dressing Room**

With wardrobes, open storage boxes, lights.

### **Bedroom Two**

17'5 x 11'2 (5.31m x 3.40m)

Triple aspect windows to front, side and rear elevations, two double radiators.

### **Bedroom Three**

11'7 x 11'5 (3.53m x 3.48m)

Window to front elevation, single radiator, built in wardrobe cupboard.

### **Bedroom Four**

10'5 x 7'9 (3.18m x 2.36m)

Window to front elevation, single radiator.

### **Study**

6'2 x 5' (1.88m x 1.52m)

Window to rear elevation, single radiator.

### **Family Bathroom**

Suite comprising double width walk in shower with fixed shower head, hand shower attachment and chrome controls, wc with concealed cistern, contemporary corner wash hand basin with tiled splash backs and vanity cupboard beneath, mirror and light, single radiator, wall mounted towel rail, obscured glass window to the front elevation.

### **Outside**

### **Front Garden**

Gardeners Paradise! This stunning garden comprises beautiful lawned areas mature shrubbery and plants of various kinds with beautiful outlook on to Maple Walk. Pathways lead to the front entrance and sun terrace with additional driveway leading to the garage to the side of the property, side access to rear garden.

### **Single Garage**

With electrically operated up and over door, power and light, personal door into utility room.

### **Rear Garden**

South Facing, presented with a whole host and variety of beautiful specimen shrubs, plants, trees and bushes of various kinds, numerous seating areas to enjoy this beautiful landscaped garden with decked and patio areas, log store, timber framed shed, beautiful Victorian style green house, additional summer house, private and secluded to all sides by fencing and mature shrubbery and trees of various kinds, outside water tap, lower and upper sun terraces, access to both sides of the property.

### **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.



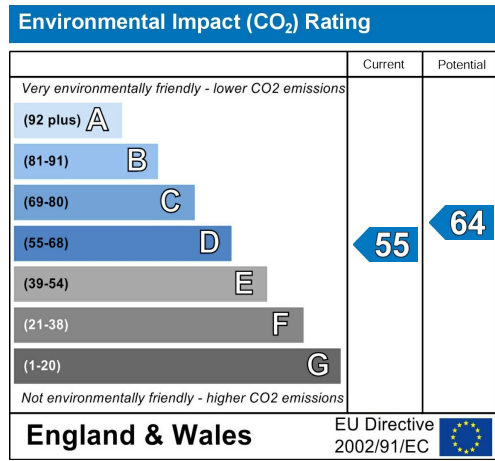
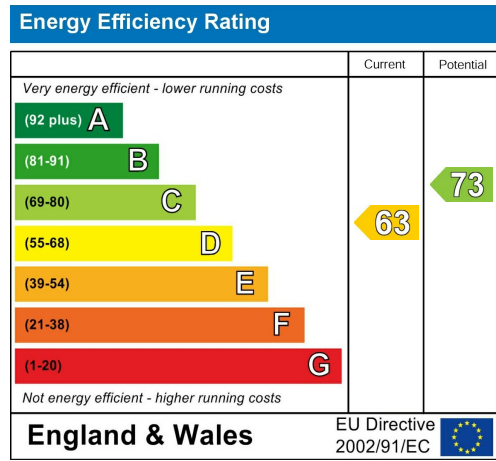


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1171 SQ.FT.  
 (108.8 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1092 SQ.FT.  
 (101.5 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 2263 SQ.FT. (210.3 SQ.M.)

While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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