

**RUSH  
WITT &  
WILSON**



**'Trimingham' 12 South Cliff Avenue, Bexhill-On-Sea, East Sussex TN39 3EB  
£625,000**

**A rare opportunity to acquire this deceptively spacious and well presented three bedroom detached house ideally located in this highly sought after location of West Bexhill, just a short walk to South Cliff beach. Offering bright and spacious accommodation throughout, the property comprises a large entrance hall, living room, dining room, fitted kitchen/breakfast room and w.c. all to the ground floor. To the first floor there are three bedrooms, a family bathroom and a balcony. Externally the property boasts beautifully maintained gardens to both the front, rear and side of the property with a driveway providing off road parking for multiple vehicles leading to the integral single garage. Conveniently situated within easy walking distance of South Cliff beach whilst only being a short walk to Collington Station, Cooden Beach and Bexhill Town Centre with its range of amenities. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning property in this highly desired location. Offered with NO ONWARD CHAIN. Council Tax Band E.**



### **Front Door**

Obscured double glazed front door leading to:

### **Entrance Hall**

12'8" x 11'6" (3.88m x 3.53m )

Obscured double glazed window to the side elevation, windows to the front elevation, radiator, stairs leading to first floor. Internal access to garage and an internal window looking through to the dining room.

### **Kitchen/Breakfast Room**

10'4" x 8'10" (3.17m x 2.70m )

Fitted kitchen with a range of wall and base level units with laminate roll edge worktop surfaces, single sink with drainer and mixer tap, integrated dishwasher, integrated under counter fridge, space for free standing cooker with fitted extractor hood above, breakfast bar, larder cupboard with fitted shelving and obscured double glazed window, additional storage cupboards with fitted shelving, part tiled walls, obscure glass panelled door to the side elevation leading to the side porch.

### **Dining Room**

8'11" x 8'0" (2.74m x 2.46m )

Double glazed window to rear elevation overlooking the rear garden, radiator, open archway leading to the lounge.

### **Lounge**

15'9" x 10'11" (4.81m x 3.34m )

Double aspect double glazed windows to the front and rear elevations with a double glazed door giving access onto the rear garden, radiator, feature fireplace with open fire.

### **Side Porch**

10'8" x 5'4" (3.26m x 1.64m )

Obscured double glazed doors to the front and rear elevations providing cupboards access to the rear garden, light and power, open storage space then two large built-in storage rooms, one with fitted shelving and ample storage space, the other used as a utility cupboard with plumbing space for washing machine and worktop with space for tumble dryer.

### **Ground Floor WC**

Obscured double glazed window to the side elevation, radiator, low level w.c., wall mounted wash hand basin with tiled splashback.

### **First Floor Landing**

Double glazed window and double glazed door to the front elevation giving access onto the balcony.

### **Spacious Balcony**

10'5" x 4'6" (3.20m x 1.39m )

### **Bedroom One**

15'10" x 10'11" (4.83m x 3.34m )

Double aspect double glazed windows to the front and rear elevations with the rear window providing stunning far reaching treetop views across West Bexhill towards the South Downs, two radiators.

### **Bedroom Two**

12'4" x 10'7" (3.78m x 3.23m )

Double aspect double glazed windows to the side and rear elevation, rear window boasting stunning far reaching treetop views across West Bexhill towards the South Downs. Built-in wardrobe with hanging space and shelving.

### **Bedroom Three**

9'0" x 7'10" (2.75m x 2.40m )

Double glazed window to rear elevation providing stunning far reaching rooftop views towards the South Downs. Radiator, fitted wardrobe with hanging space and shelving, access to loft space.

### **Bathroom**

Obscured double glazed window to side elevation, radiator, panel enclosed bath with mixer tap and shower attachment, low level w.c., with concealed cistern and vanity unit with wash hand basin, mixer tap and storage cupboards and drawers beneath, fitted bathroom mirror with shelving and cabinets, lights and electric shaver point, wall mounted electric bathroom heater, tiled walls.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with some mature plant, shrub and hedge borders, driveway providing off road parking for multiple vehicles leading to the integral single garage. Gated access down one side of the property leading to the rear and to the other side of the property there is the access into the side porch which leads to the rear garden.

### **Single Integral Garage**

15'0" x 9'7" (4.58m x 2.94m )

Single garage with up and over door, double glazed window to side elevation, wall mounted gas central heating boiler, electric consumer unit, gas meter, electric meter, light and power.

### **Rear Garden**

Private and secluded Westerly facing rear garden with sun patio and the rest of the garden being mainly laid to lawn with some mature plants and shrubs and the garden extends down the side of the property leading to the front. Large timber garden shed and additional outbuilding/storage room.

### **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  
735 sq.ft. (68.3 sq.m.) approx.

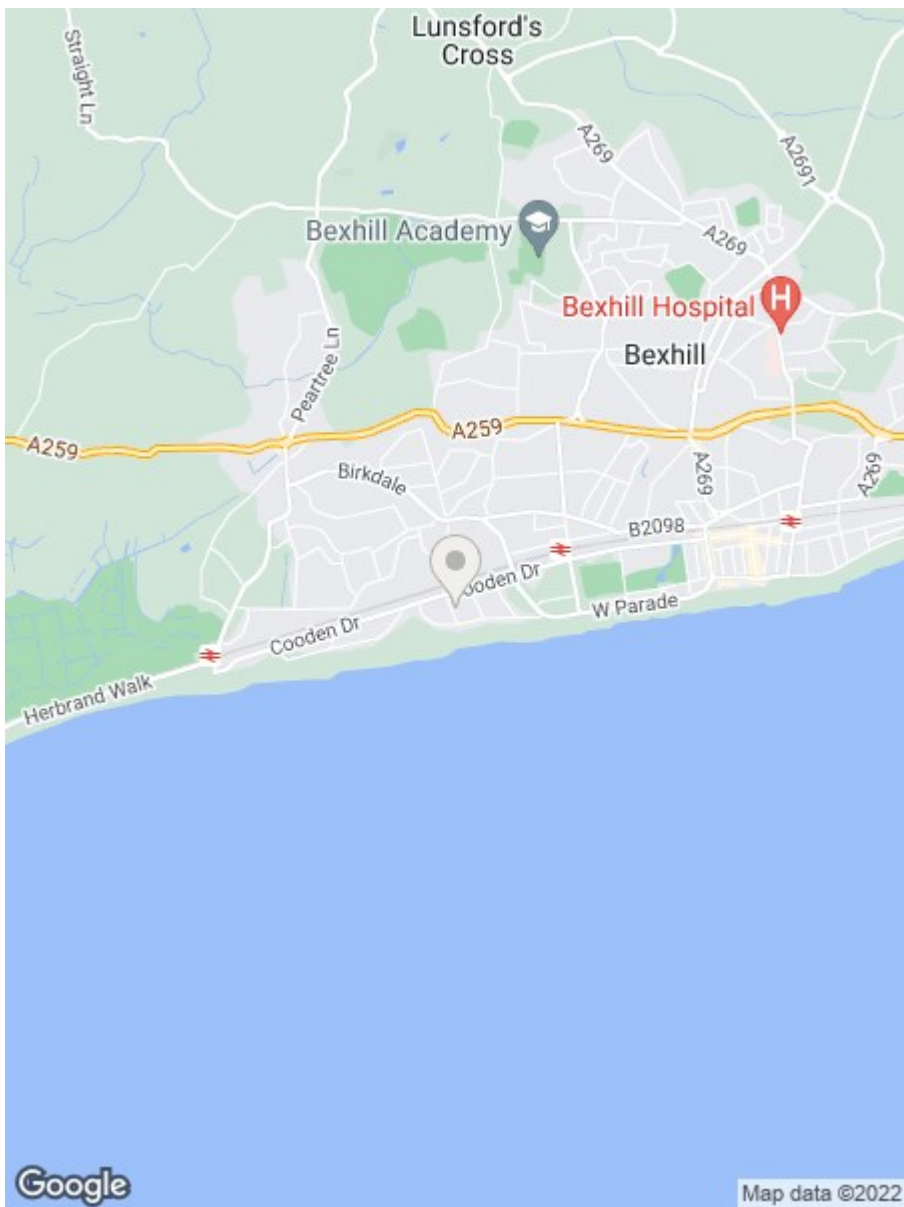


1ST FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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