

**RUSH  
WITT &  
WILSON**



**28 Hornbeam Avenue, Bexhill-On-Sea, East Sussex TN39 5JT**  
**Guide Price £429,000**

**This 5 bedroom house offers exceptional space and light throughout. As you walk through the front door into the spacious lounge, feeling the warmth and light from the sunshine from the south facing garden, you can't help imagine sharing this wonderful space inside and out with friends and family as the garden seems to enter the room through the patio doors. A further reception room offers the options of a dining or family room, or the opportunity to create a larger open plan kitchen. Moving to the first floor you will find two generously sized double bedrooms, one with extensive integral wardrobe space. Finally, you come to one of the main features of the house, a magnificent master bedroom with walk-in wardrobe and en-suite bathroom. Stairs leading to the second floor take you to two further double bedrooms, one of which has integral wardrobes and an en-suite shower room. The top floor of the house could be converted easily into a self-contained living space, giving options for family living or the possibility of an additional income. Outside, the low maintenance south facing garden with feature lighting is filled with sunlight throughout the day and leads to a huge drive suitable for six cars and a double garage, currently used as a gym but could be converted into annex accommodation STPP.**

**This is a must-see house and is exceptional within this price bracket!**



### **Entrance Hall**

With entrance door, obscure glass windows either side, single radiator, wood flooring, understairs storage cupboard.

### **Cloakroom**

WC with low level flush, corner wash hand basin with tiled splash-backs and radiator.

### **Living Room**

23'4 x 12' (7.11m x 3.66m)

Window to front elevation, two double radiators, French doors and windows to the rear garden, wood flooring, beautiful ornate fireplace with granite plinth surround and ornate mantel and Real Flame gas fire.

### **Dining Room**

11'7 x 10'3 (3.53m x 3.12m )

Window to front elevation, double radiator.

### **Kitchen/Breakfast Room**

12'5 x 11'8 (3.78m x 3.56m )

Window to rear elevation, double radiator. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, gas hob with extractor canopy and light, tiled splash-backs, built-in double oven with grill, space with fridge freezer, space for dishwasher.

### **Utility Room**

Door leads to the rear garden. Base unit with laminate straight edge worktop, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and wall mounted gas central heating boiler.

### **First Floor Landing**

Built-in airing cupboard.

### **Bedroom One**

12'3 x 13'9 (3.73m x 4.19m )

Window to front elevation, single radiator.

### **En-Suite Bathroom**

Suite comprising w.c. with low level flush, pedestal wash hand basin with tiled splashback, single radiator, built-in vanity cabinet, panelled bath, obscure glass window to the rear elevation and walk-in shower cubicle with chrome controls and chrome shower head.

### **Dressing Room**

9'5 x 6'10 (2.87m x 2.08m )

Window to rear elevation, single radiator, hanging rails and shelving.

### **Bedroom Three**

11'10 x 11'6 (3.61m x 3.51m )

Window to front elevation, single radiator, built-in wardrobe cupboards.

### **Bedroom Four**

11'7 x 9'7 (3.53m x 2.92m )

Window to rear elevation, single radiator, oak flooring.

### **Bathroom**

Suite comprising panelled bath with hand shower attachment, w.c. with low level flush, pedestal wash hand basin with tiled splash-back, double radiator, obscure glass window to rear elevation and vanity cabinet.

### **Second Floor Landing**

### **Bedroom Two**

15' x 14'2 (4.57m x 4.32m )

Window to front elevation, double radiator, wood flooring.

### **En-Suite**

Comprising w.c. with low level flush, pedestal wash hand basin with tiled splash-back, double radiator, walk-in shower cubicle with chrome shower controls and hand shower attachment, window to the rear elevation.

### **Bedroom Five**

16'8 x 12'2 (5.08m x 3.71m )

Window to front elevation and velux window to the rear, built-in wardrobe cupboard.

### **En-Suite**

With walk in shower cubicle with wall mounted shower controls and shower head, radiator, wash hand basin, low level wc and obscured double glazed window to the front elevation.

### **Outside**

### **Front Garden**

Astro turfed for low maintenance, established shrubbery to the front of the property, entertaining lighting, spacious driveway for several vehicles.

### **Double Garage**

With up and over door.

### **Rear Garden**

Astro turfed for low maintenance and is southerly facing with some small trees planted, beautiful decked area for entertaining and feature lighting and all enclosed with combination of fencing and attractive walls.

### **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.

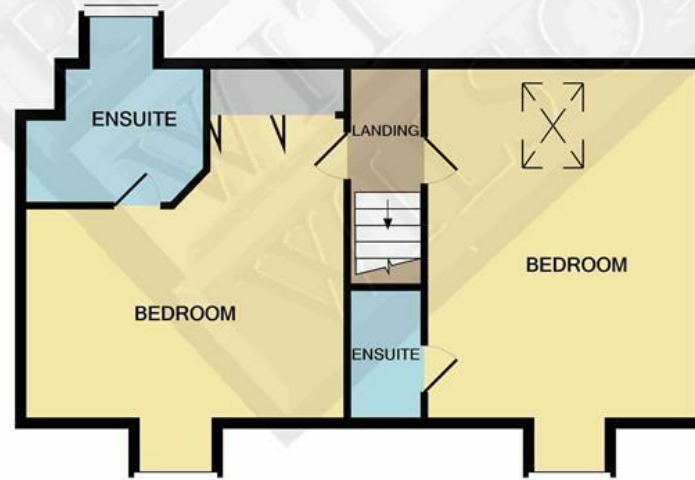




GROUND FLOOR

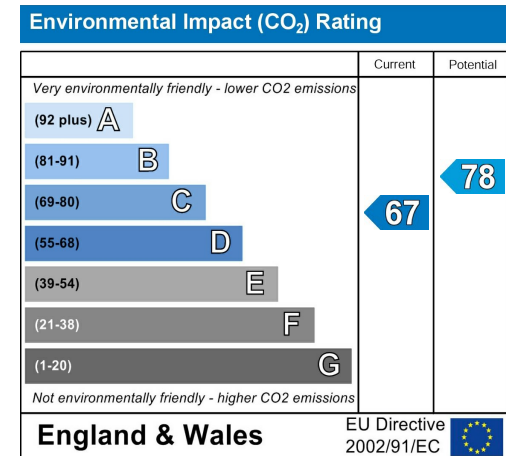
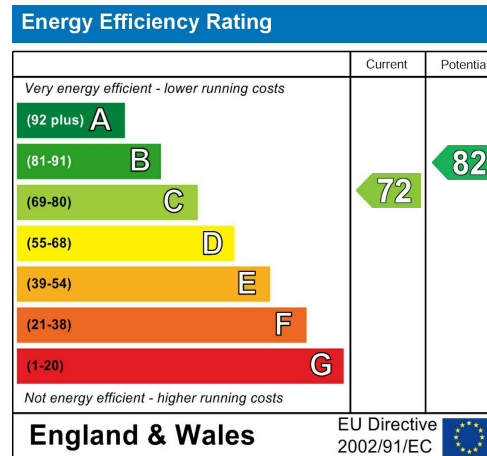


1ST FLOOR



2ND FLOOR

Whilst 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 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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