

**RUSH
WITT &
WILSON**



**57 Hawkhurst Way, Bexhill-On-Sea, Sussex TN39 3SN
£365,000**

A three bedroom detached house ideally located in the sought after residential location of Cooden. Offering bright and spacious accommodation throughout and in need of refurbishment, the property comprises three double bedrooms, lounge, dining room, kitchen, bathroom and ground floor W.C. Other internal benefits include gas central heating to radiators and double glazed windows. Externally, the property offers a south facing rear garden with large decking area, front garden, driveway providing off road parking for multiple vehicles and single garage. Ideally situated in the highly desired location of Cooden and offered with the benefit of NO ONWARD CHAIN, viewing is highly recommended by sole agents at Rush Witt & Wilson Bexhill.



Entrance Porch

Windows to front and side elevation, wall mounted down lighter, timber door with obscured glass panel leading to hallway.

Entrance Hallway

Radiator, under stairs storage cupboard, parquet flooring, stairs leading to first floor.

Cloakroom

Obscured window to side elevation, low level w.c. radiator, wall mounted wash hand basin with mixer tap and tiled splash backs.

Kitchen

11'11" x 8'10" (3.64 x 2.71)

Window to rear elevation overlooking the rear garden, side aspect obscured door glazed door leading to side of the property, radiator, obscured glass panelled serving hatch, fitted kitchen with a range of matching wall and base level units with roll top work surfaces, space for free standing fridge/freezer, space for cooker, wall mounted gas central heating boiler, plumbing for washing machine, breakfast bar, part tiled walls.

Dining Room

10'0" x 8'11" (3.05 x 2.72)

Window to rear elevation, radiator, serving hatch through to kitchen, open archway leading through to living room, parquet flooring.

Living Room

16'4" x 10'10" (4.98 x 3.32)

Window to front elevation, sliding patio doors to rear elevation, two radiators, ornamental feature fireplace with gas fire, door leading to hallway.

First Floor Landing

Window to front elevation, radiator, access to loft space, airing cupboard housing hot water cylinder with slatted shelving.

Bedroom One

16'4" x 10'11" (4.99 x 3.33)

Windows to front and rear elevation, radiator.

Bedroom Two

10'0" x 9'10" (3.05 x 3.02)

Window to rear elevation, radiator, range of fitted wardrobes with hanging space and shelving.

Bedroom Three

12'0" x 11'11" narrowing to 7'9" (3.68 x 3.64 narrowing to 2.38)

Window to front elevation, radiator.

Bathroom

Obscured window to rear elevation, radiator, bathroom suite comprising low level w.c. work top mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, part tiled walls.

Outside**Front Garden**

Mainly laid to lawn with mature shrub and plant borders, block paved driveway providing off road parking for multiple vehicles.

Rear Garden

Large raised decking area, the rest of the garden is mainly laid to lawn with mature plant, shrub and hedge borders, gated access to one side of the property.

Garage

Single garage, timber barn style double doors, light and power.

Agents Notes

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 purposes.





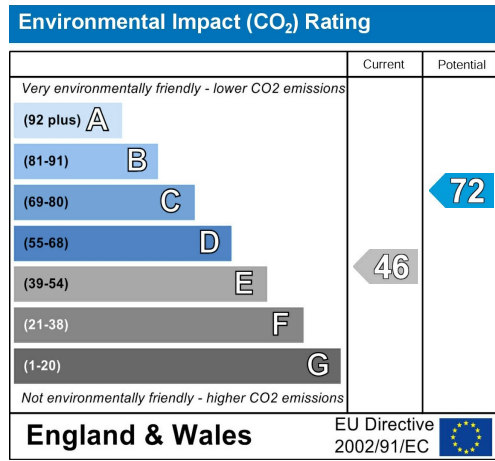
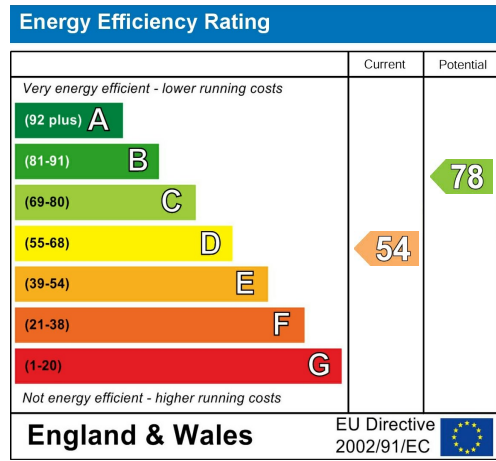
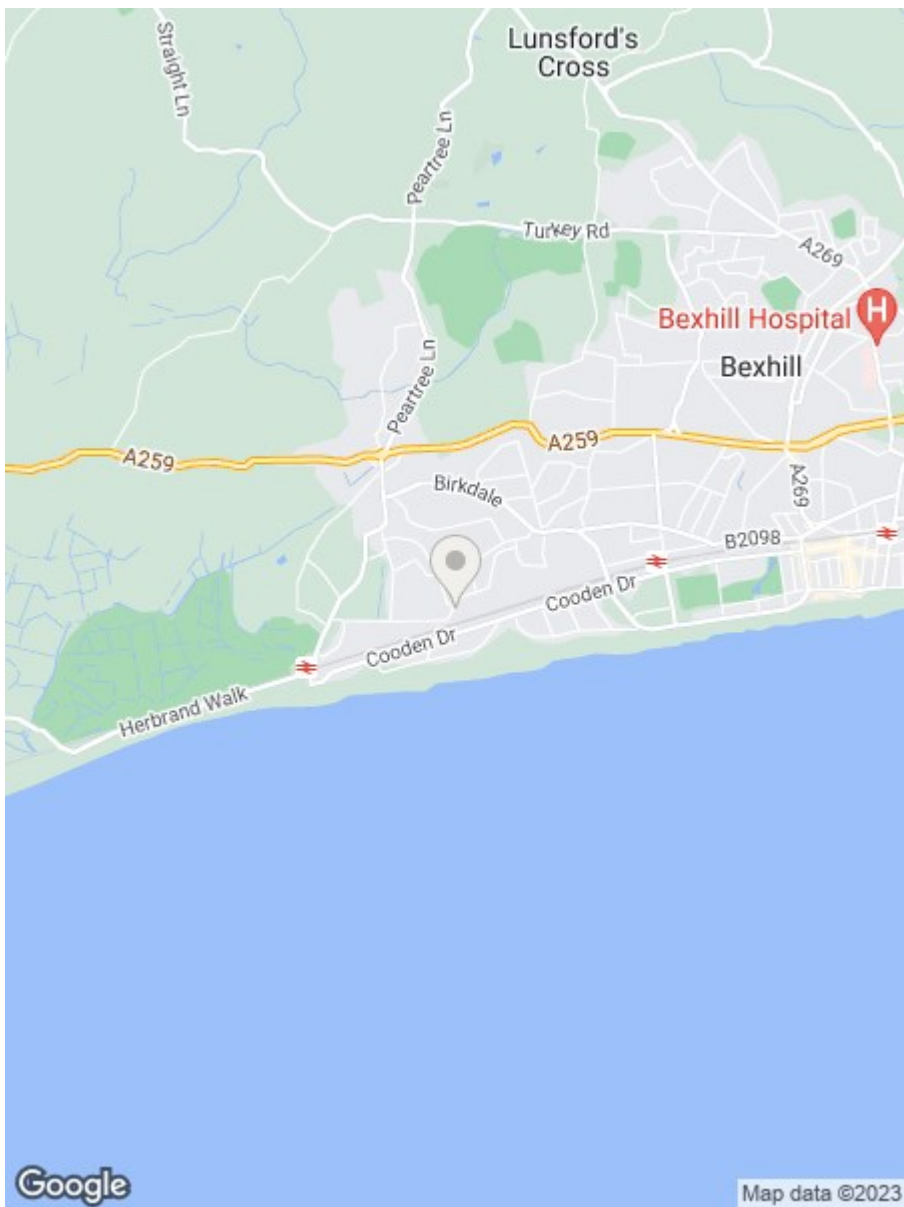
GROUND FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)

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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