

**RUSH  
WITT &  
WILSON**



**53 Cowdray Park Road, Bexhill-On-Sea, East Sussex TN39 4EZ  
£599,000**

**A beautifully presented four double bedroom detached family house (originally designed as five bedrooms); creating four spacious double bedrooms, the current vendor purchased this property from new 31 years ago, kitchen/breakfast room, dining room, separate living room, downstairs cloakroom, utility room, double garage, gas central heating system, UPVC double glazed windows and doors, en-suite to master bedroom, extensive off road parking to the front, private front and westerly facing rear garden backing onto woodland. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Hallway**

With upvc entrance door, single radiator, understairs storage cupboard and additional cupboard to side, area for hanging coats.

### **Cloakroom**

Modern suite comprising w.c. with concealed cistern, wall mounted wash hand basin, double radiator, part tiled walls, obscure glass window to the front elevation.

### **Living Room**

24'5 x 11'5 (7.44m x 3.48m )

Two double radiators, double aspect with windows to the front elevation and patio doors overlook the rear garden onto the beautiful woodland vista beyond. Beautiful ornate real flame gas fire with a marble effect surround and ornamental mantle.

### **Dining Room**

11'4 x 10'1 (3.45m x 3.07m )

Window to rear elevation, single radiator.

### **Kitchen/Breakfast Room**

20'10 x 8'7 (6.35m x 2.62m )

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl composite sink unit with mixer tap, gas hob with brush stainless steel splashback, extractor canopy and light, plumbing for washing machine, plumbing for dishwasher, space for fridge or freezer, window to rear and side elevations, tiled splashbacks, integrated double oven with grill, space for table and chairs, double radiator, door through to garage and loft hatch for eaves storage.

### **Utility Room**

9'5 x 7'3 (2.87m x 2.21m )

Window to rear elevation, door to rear, base and wall units with laminate wood block effect worktops, double radiator, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, wall mounted gas and central heating and domestic hot water boiler.

### **First Floor Landing**

Beautiful turned staircase with a galleried landing. Single radiator, built in linen cupboard, access to roof space, window to the front elevation.

### **Bedroom One**

14'3 x 12'2 (4.34m x 3.71m )

Window to rear elevation, single radiator, fitted bedroom furniture comprising wardrobes, drawers, bedside cabinets, glass shelved alcoves with light and additional main wardrobes.

### **En-Suite**

Suite comprising inset wash hand basin into vanity unit, w.c. with concealed cistern, walk-in double width shower with chrome controls and chromed fixed shower head, heated chrome towel rail, tiled walls, obscure glass window to the side elevation.

### **Bedroom Two**

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

Single radiator, window overlooking the rear elevation onto the beautiful woodland vista, built-in wardrobe cupboards.

### **Bedroom Three**

15'6 x 11'4 (4.72m x 3.45m )

Two windows overlook the front elevation, two single radiators.

### **Bedroom Four**

12' x 11'9 (3.66m x 3.58m )

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

### **Family Bathroom**

Modern suite comprising inset wash hand basin with vanity unit beneath, w.c. with concealed cistern, chrome heated towel rail, obscure glass window to side elevation, jacuzzi style panelled bath with fixed shower head and shower screen, ceramic floor tiling and wall tiling.

### **Front Garden**

Mainly laid to lawn with beautifully mature shrub beds and well stocked with plants, shrubs and trees of various kinds, extensive off road parking is found on the driveway to the front of the property. Side access is available.

### **Double Garage**

17' 4 x 17'5 (5.18m 1.22m x 5.31m )

With two matching up and over doors with power and light, personal door to side. Base and wall units for storage to the rear of the garage and an area for further refrigeration with white goods available if required.

### **Outside**

#### **Rear Garden**

Mainly laid to lawn and backs out onto a beautiful woodland scene and is south westerly facing, beautiful sun terrace area which is brick paved with further raised shrub and flower beds, small greenhouse and additional storage for logs, outside water tap, cast iron railings and all enclosed with fencing to all sides and gate out to the woodland, approx. 3m of the garden to the rear also belongs to the property through the gate.

#### **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



First Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**