

**RUSH  
WITT &  
WILSON**



**21 Clavering Walk, Bexhill-On-Sea, East Sussex TN39 4TW  
£895,000**

**This is a truly unique and exceptional property that offers a rare blend of natural beauty and luxury. Already a fantastic three bedroom detached home there is either the possibility of gentle renovation throughout or the potential of extensive renovation and extending (subject to planning consents) to create the perfect home maximising the generous and beautiful plot. Located, located in a highly sought-after area, a stones throw away from Bexhill Beach, boasting a stunning setting of approximately 0.5 acres of formal gardens and woodland, with benefits of direct access onto the Cooden Beach Golf Club, 0.5 miles from Cooden Beach Train Station, offering direct links to London Victoria & Ashford International.**

**The real pièce de résistance is the three double bedrooms, each with its own en-suite bathroom. This is a rare find in a residential property, offering the ultimate in luxury and privacy. The first-floor principle bedroom also features a south-facing sun balcony, perfect for enjoying the views and fresh air. The property's gas central heating system, double-glazed windows and doors ensure warmth and comfort throughout the year. The double garage provides ample storage space and the extensive off-road parking offers ample space for multiple vehicles.**

**Viewing is highly recommended by RWW sole agents to fully appreciate the unique features and potential of this exceptional property. Don't miss out on this rare opportunity to own a truly special home.**





### **Entrance Porch**

With entrance door, coconut matting.

### **Entrance Hallway**

Double radiator.

### **Cloakroom**

WC with low level flush, pedestal mounted wash hand basin, tiled splashbacks, radiator, window to the front elevation, under stairs storage cupboard.

### **Living Room**

22'7" x 15'10" (6.90 x 4.83 )

Patio doors lead out onto the stunning southerly facing rear garden, double radiator, open fireplace.

### **Dining Room**

18'9" x 13'0" (5.73 x 3.97)

Patio doors lead out onto the rear garden, obscured glass window to the side, double radiator.

### **Kitchen/Breakfast Room**

20'6" x 13'7" (6.27 x 4.16)

Windows overlook both the front and rear elevations, door leads to rear garden, obscured glass window to the side, double radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, central Island, one and half bowl composite sink unit with mixer tap, integrated dishwasher, Range Master cooker with gas hob and ovens beneath, extractor canopy and light, tiled splashbacks, built in fridge and freezer, built in linen cupboard with double radiator and slatted shelving, spacious area for table and chairs.

### **Utility Room**

11'7" x 7'11" (3.54 x 2.43)

Base and wall units, circular stainless sink with mixer tap, plumbing for washing machine, space for tumble dryer, area for hanging coats, door leading to garage.

### **Bedroom One**

12'1" x 15'1" (3.69 x 4.61)

Patio doors lead out and overlook the stunning gardens, double radiator.

### **Walk In Dressing Room**

With mirror fronted sliding door wardrobe cupboards.

### **En-Suite Bathroom**

Comprising jacuzzi bath with hand/shower attachment, towel rail, wc with low level flush, pedestal mounted wash hand basin, double radiator, walk in shower cubicle with showerhead and attachment, tiled floor, obscured glass window to the rear elevation.

### **First Floor Landing**

Window overlooks the front elevation, double radiator, door leads to eaves storage space, access to roof space, built in airing cupboard with pre-lagged hot water cylinder.

### **Bedroom Two**

15'5" x 13'7" (4.71 x 4.16 )

French doors open out onto a stunning sun balcony with wrought iron railings and stunning southerly views across the garden, double radiator, built in storage cupboards.

### **Walk In Dressing Room**

11'7" x 4'11" (3.54 x 1.51)

With hanging rails and shelving, window to the side elevation, double radiator.

### **En-Suite Bathroom**

Suite comprising roll-top bath with hand/shower attachment, walk in shower with chrome controls, dressing table with mirror, his and her wash hand basins with twin vanity units beneath, tiled splashbacks, two chrome heated towel rails, wc with concealed cistern, three Velux windows to the rear southerly elevation.

### **Bedroom Three**

13'9" x 12'9" (4.20 x 3.91)

Windows overlook both the front and side elevations, integrated wardrobe cupboards.

### **En-Suite**

Comprising panelled bath with hand/shower attachment, wc with low level flush, pedestal mounted wash hand basin, heated chrome towel rail, tiled walls, obscured glass windows to the front elevations, walk in shower cubicle with hand/shower attachment and controls.

### **Double Garage**

18'5" x 17'4" (5.62 x 5.29 )

Double width electrically operated roller garage door, workbench, wall mounted gas central heating and domestic hot water boiler.

### **Outside**

Approximately 0.50 of an acre in size.

### **Front Garden**

Mainly laid to lawn with a whole host of mature shrubs, plants and trees of various kinds, hedging, enclosed with fencing to all sides offering privacy and seclusion, outside lighting, extensive off road parking can be found on the bricked paved driveway accessed via double gates, side access.

### **Rear Garden**

To the side of the property there are seating areas and side access, to the rear can be found extensive patio areas suitable for alfresco dining, the rear garden is south facing and backs onto the Cooden Beach Golf Club with direct access through the woodland vista, enclosed to all sides with fencing offering privacy and seclusion, the garden generally contains a whole host of mature shrubbery, plants and trees, timber framed potting shed, two bridges divide the gardens into the formal garden and meadow woodland areas, greenhouse, composting area, allotment beds, to the rear of the garden there is a hard standing for additional summerhouse or shed, opening out onto the Golf Course with easy access to the Club House

### **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  
1536 sq.ft. (142.7 sq.m.) approx.



1ST FLOOR  
874 sq.ft. (81.2 sq.m.) approx.

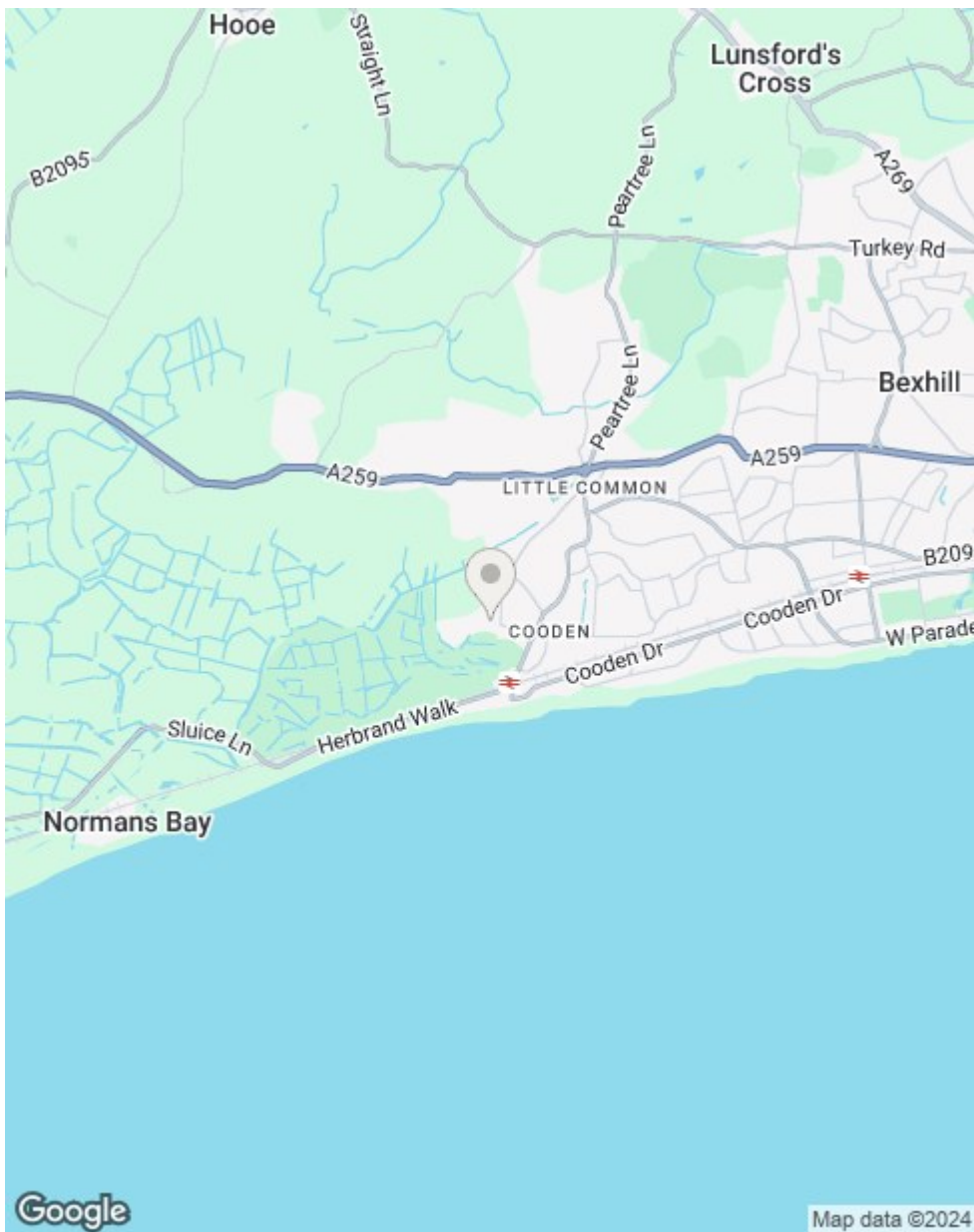


TOTAL FLOOR AREA : 2410 sq.ft. (223.9 sq.m.) approx.

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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### 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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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