

**RUSH  
WITT &  
WILSON**



**5 The Gorses, Bexhill-On-Sea, East Sussex TN39 3BE  
Guide Price £550,000**

**A substantial four bedroom detached house built. circa 1938, situated in the highly sought after Cooden area Bexhill. The property has excellent extension potential and is in need of some refurbishment, gas central heating system with new boiler, downstairs cloakroom, reception hall, conservatory, spacious plot size, private front, side and rear gardens, garage and off road parking, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.**



### **Reception Hall**

With large storage cupboard, double radiator, engineered oak flooring.

### **Cloakroom**

Recently fitted wc with low level flush, obscured glass window to the side elevation, single radiator, wall mounted wash hand basin, engineered oak flooring, wall mounted recently installed modern combination gas central heating and domestic hot water boiler.

### **Living Room/ Dining Room**

29'7 x 11'7 (9.02m x 3.53m)

Patio doors to the rear leading into the conservatory , windows to both side and front elevations, engineered oak flooring, ornate fireplace.

### **Conservatory**

13'6 x 12'8 (4.11m x 3.86m)

UPVC double glazed construction, overlooks both side and rear elevations with French door to garden.

### **Kitchen**

13'2 x 8'9 (4.01m x 2.67m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated double oven with grill, electric hob, door leads to pantry with window to the side elevation suitable for other white goods such as washing machine or fridge/freezer, door leading out to rear garden with two window either side, tiled floor, tiled splashbacks.

### **First Floor Landing**

Window to the side elevation, built in linen cupboard with slatted shelving.

### **Bedroom One**

12'8 x 11'8 (3.86m x 3.56m)

Window to both front and either side elevation, single radiator.

### **Bedroom Two**

12'2 x 10'3 (3.71m x 3.12m)

Window to both front and side elevation, single radiator, built in wardrobe cupboard.

### **Bedroom Three**

12'1 x 8'7 (3.68m x 2.62m)

Window to the rear elevation, single radiator, further window to side, built in wardrobe cupboards.

### **Bedroom Four**

11'8 x 6'9 (3.56m x 2.06m)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

### **Bathroom**

Suite comprising inset bath, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, double radiator, exposed floorboards, two obscured glass windows to the side elevation, walk in shower cubicle with electric wall mounted shower unit, controls and showerhead.

### **Outside**

#### **Front & Side Gardens**

Mainly laid to lawn with pathway to front entrance, drive to garage, some shrubbery.

#### **Rear Gardens**

Mainly laid to lawn all enclosed with fencing and mature shrubbery to all sides, large hard standing with brick built barbeque and patio area for alfresco dining, log store area.

#### **Garage**

Metal up and over door, personal door to the side, light.

#### **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







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>		
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<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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