

**RUSH  
WITT &  
WILSON**



**14 Wealden Way, Bexhill-On-Sea, East Sussex TN39 4NY  
Guide Price £585,000**

**A stunning four double bedroom detached house, built circa 1930's, presented to an exceptional standard by the current vendors, two reception rooms, downstairs cloakroom, family bathroom and en-suite to master bedroom, stunning kitchen/breakfast room, separate utility room, side lobby, oak doors throughout, gas central heating system, double glazed windows and doors, private rear garden, detached timber framed garage, extensive off road parking, situated in the sought after area of Little Common Bexhill, viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



## **Covered Entrance Porch**

### **Entrance Hall**

Entrance door, two windows to the front southerly elevation, radiator, oak flooring.

### **Cloakroom**

Modern suite comprising wc with low level flush, wall mounted wash hand basin, half height wall tiling, double radiator, oak flooring.

### **Living Room**

17'9" x 11'7" (5.42 x 3.55)

Dual aspect with windows to the side elevation and French doors to the rear giving access onto the rear garden, oak flooring, two double radiators, electric living flame fire set in ornate fireplace with surround and concealed lighting.

### **Dining Room**

15'11" x 11'10" (4.86 x 3.63)

Windows overlook the front and side elevations, oak flooring, two double radiators, brick fireplace.

### **Kitchen/Breakfast Room**

26'0" x 14'0" (7.94 x 4.27)

Triple aspect with bay window to the front elevation a windows to the side and rear elevation, two double radiators and vertical radiator, 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, space for Range master gas hob with electric ovens below, extractor canopy and light, tiled splash backs, plumbing for dishwasher, space for fridge freezer, concealed lighting.

### **Utility Room**

9'1" x 6'3" (2.79 x 1.91)

Window to the rear elevation door to side, base units with laminate straight edge worktops, one and half bowl single drainer sink unit, double radiator, space and plumbing for washing machine and tumble dryer.

### **Side Lobby**

Built in boiler cupboard, larder cupboard with window to the rear elevation and door to side of property.

### **First Floor Galleried Landing**

Two double radiators, window to the front elevation with far reaching views, access to roof space with fitted ladder, door leading to storage cupboard.

### **Bedroom One**

12'0" x 17'9" (3.66 x 5.43)

Windows to the side and rear elevations, double radiator, fitted wardrobe cupboards with matching bedside tables and dressing table with drawers.

### **En-Suite Shower Room**

Comprising walk in shower cubicle with chrome shower controls, hand/shower attachment, rainfall showerhead, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, chrome heated towel rail, tiled floor and walls, obscured glass window to the rear elevation.

### **Bedroom Two**

15'11" x 11'11" (4.87 x 3.65)

Windows to the front and side elevations with far reaching views, single radiator, wardrobe.

### **Bedroom Three**

12'4" x 12'5" (3.77 x 3.80)

Windows to the side and front elevations with far reaching views, single radiator.

### **Bedroom Four**

12'3" x 10'11" (3.74 x 3.33 )

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

### **Bathroom**

Luxury suite comprising wc with low level flush, inset wash hand basin with vanity unit beneath, freestanding double ended bath with hand/shower attachment and chrome controls, two chrome heated towel rails, walk in shower cubicle with glass screen, rain fall showerhead, hand/shower attachment, chrome controls, half height wall tiling, obscured glass windows to the side and rear elevations.

### **Outside**

#### **Front Garden**

Designed with low maintenance in mind, shrubs, enclosed to both sides with fencing, pathways lead to the front entrance and to the rear garden, off road parking is available on front driveway.

#### **Rear Garden**

Mainly laid to lawn, beautifully landscaped with a range of

patio areas, enclosed with fencing to all sides offering privacy and seclusion, timber framed shed, large summerhouse with power and light, outside water tap, hot tub.

### **Detached Garage**

Timber framed with double opening doors, power and light, personal door to the rear.

### **Agents Note**

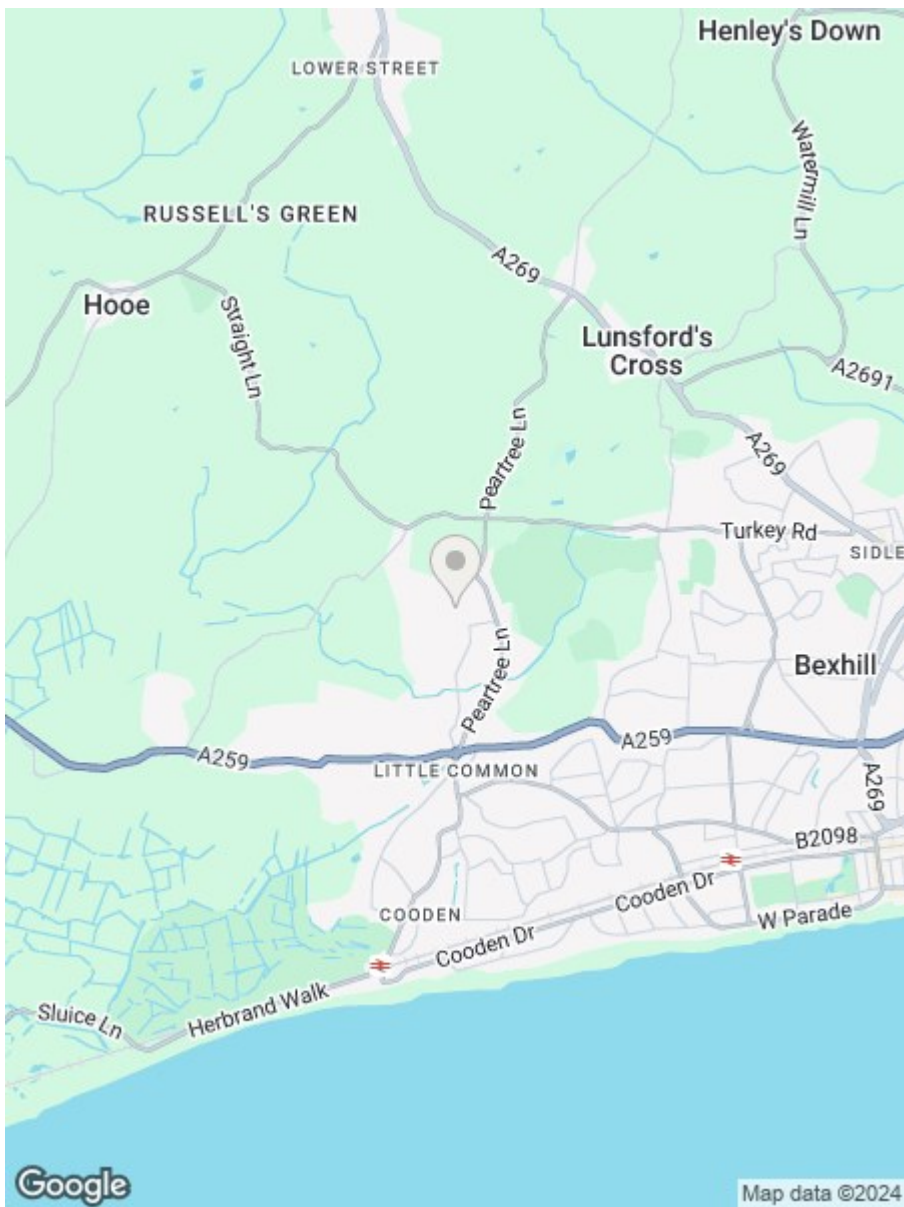
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 2037 sq.ft. (189.2 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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