

**RUSH
WITT &
WILSON**



**11 Kewhurst Avenue, Bexhill-On-Sea, East Sussex TN39 3BJ
£625,000**

A beautiful and very spacious two double bedroom detached bungalow, refurbished and renovated to an exceptional standard, comprising gas central heating system and double glazed windows throughout, over-sized garage, brand new kitchen, two new bathrooms and en-suite to master bedroom, two Upvc double glazed conservatories, private front and rear gardens, extensive off road parking to the front. Situated in the highly desirable Cooden area, viewing is highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Porch

With entrance door and windows to the front elevation and inner door to hallway.

Hallway

Double radiator, walk-in cupboard, double door built-in cloaks cupboard, access to large loft space with lighting via loft ladder.

Living Room

23'9 x 16'9 (7.24m x 5.11m)

Window overlooks the westerly front elevation, two double radiators, stone fireplace, door into hallway and door into study, feature fire place with wood burning stove.

Study

12'1 x 6'7 (3.68m x 2.01m)

Window overlooks the rear elevation, sliding door to the side which leads into the second conservatory.

Conservatory

10' x 7'4 (3.05m x 2.24m)

uPVC double glazed in construction with patio door to the rear, obscure glass window to the front elevation and window to the side.

Kitchen/Breakfast Room

Modern kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, tiled splashbacks, gas hob with extractor canopy and light, matching Neff double oven with grill, breakfast bar area, tiled floor. Window overlooks the rear elevation on to the garden, obscured glass door to the rear conservatory, space for fridge/freezer.

Conservatory

9'2 x 15'4 (2.79m x 4.67m)

Overlooks the rear and side elevations with door leading to the patio area, tiled floor, large built-in storage cupboard.

Bedroom One

12'9 x 15'2 (3.89m x 4.62m)

Window to the rear elevation, double radiator, mirror fronted built-in sliding door wardrobes, door through to en-suite.

En-Suite

Suite comprising panelled bath with chrome controls, over

bath shower, chrome heated towel rail, double radiator, w.c. with concealed system, inset wash hand basin with vanity unit beneath and vanity top, obscure glass window to the rear elevation, tiled floor and tiled walls.

Bedroom Two

12' x 13'19 (3.66m x 3.96m)

Window to the front elevation, double radiator, built-in mirror fronted sliding wardrobe cupboards with additional built-in storage cupboards.

Bathroom

Suite comprising walk-in shower with chrome controls, chrome shower head and fixing with sliding door. w.c. with low level flush, pedestal wash hand basin, wall mounted mirror, tiled floor and walls, obscure glass window to rear elevation, heated chrome towel rail.

Outside

Front Garden

Predominately laid to lawn with well stocked shrub and flower beds and enclosed for fencing to all sides, extensive off road parking on the brick paved driveway and access available to both sides of the property. Outside lighting.

Rear Garden

Mainly laid to lawn, outside water tap, some mature shrubs, patio area for alfresco dining, side access is available. The garden is all enclosed with fencing to all sides with additional patio area which has a pleasant aspect, outside lighting, outside water tap. Timber framed shed to the side of the property, further gates to the front.

Oversized Garage

15 x 19'5 (4.57m x 5.92m)

Window and personal door to the side, electrically operated roller door which as been recently installed and an additional water tap, newly fitted electrical consumer unit meter.

Agents Note

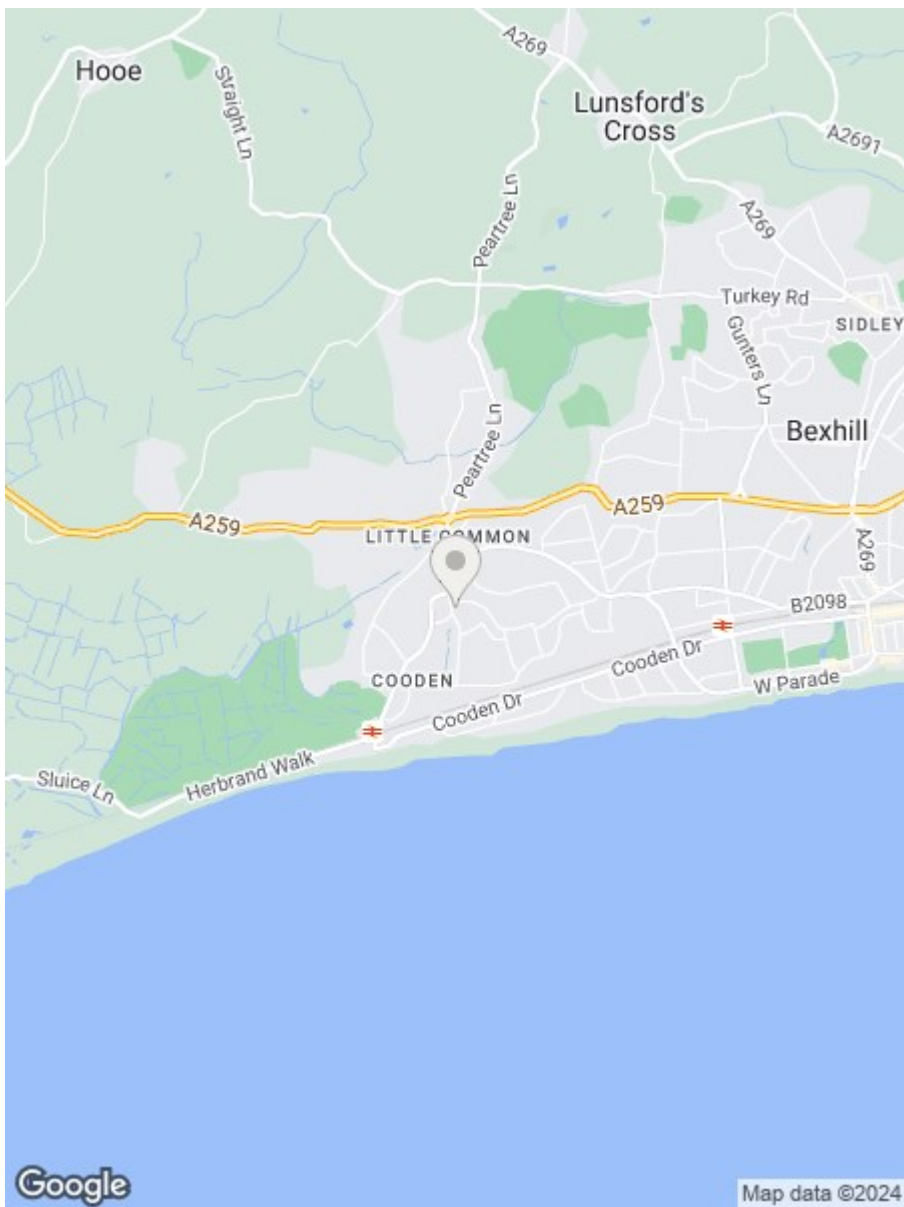
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







TOTAL APPROX. FLOOR AREA 1837 SQ.FT. (170.7 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
Made with Metropix ©2021



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

**RUSH
WITT &
WILSON**

**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**