

RUSH
WITT &
WILSON



**1 Grazebrook Close, Bexhill-On-Sea, East Sussex TN39 4TB
£595,000 Freehold**

CHAIN FREE A substantial four bedroom detached house, situated in this highly sought after Cooden location, within close proximity to Little Common Village, Cooden Beach Train Station, Cooden Beach Golf Club & Cooden Beach. Offering bright and spacious accommodation throughout, the property comprises, living room, kitchen, dining room, conservatory, two downstairs bedrooms and utility room. To the first floor, the property boasts an additional three bedrooms, ensuite and bathroom. Other benefits include gas central heating, double glazed windows and doors, private front and rear gardens, entrance vestibule, double garage, downstairs cloakroom. Viewing comes highly recommended by Rush Witt & Wilson.



Entrance Vestibule

With windows to both side elevations, tiled floor, entrance door.

Private Entrance Hallway

Single radiator.

Cloakroom

Wc with low level flush, obscured glass window overlooks the front elevation, wash hand basin.

Living Room

21'4 x 11'11 (6.50m x 3.63m)

Windows to the rear and side elevations, single and double radiator, ornate fireplace.

Dining Room

11'8 x 10'3 (3.56m x 3.12m)

Windows to the front and side elevations, single radiator.

Kitchen/Breakfast Room

12'8 x 10'2 (3.86m x 3.10m)

Window to the rear elevation, fitted kitchen comprising a range of base and wall units with straight edge worktops, one and half bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge, breakfast bar, space for cooker, tiled splashbacks, tiled floor, single radiator.

Utility Room

12'7 x 5'5 (3.84m x 1.65m)

Comprising base and wall units, single drainer sink unit, plumbing for washing machine, space for tumble dryer, gas central heating and domestic hot water boiler, single radiator, tiled splashbacks, door leads to the rear garden, window to side.

Conservatory

13'1 x 12'3 (3.99m x 3.73m)

Overlooking the rear garden, glass roof, French doors to the side elevation.

Bedroom

14'6 x 10'2 (4.42m x 3.10m)

Single radiator.

Bedroom/Study

11'9 x 6' (3.58m x 1.83m)

Window to the side elevation, double radiator.

First Floor**Landing**

Access to roof space, built in airing cupboard, built in wardrobe cupboard, single radiator.

Bedroom One

15'10 x 11'10 (4.83m x 3.61m)

Window to the rear elevation, double radiator, built in wardrobe cupboards.

En-Suite

Comprising wc with low level flush, pedestal mounted wash hand basin, panelled bath, single radiator, Velux window to the rear elevation, tiled walls.

Bedroom Two

15'1 x 12'6 (4.60m x 3.81m)

Windows to the front elevation, single radiator.

Bedroom Three

13'8 x 12'9 (4.17m x 3.89m)

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

Bathroom

Suite comprising panelled bath, wc with low level flush, pedestal mounted wash hand basin, half height wall tiling, tiled floor, Velux window to the rear elevation.

Outside**Front Garden**

has been adopted with off road parking in mind, enclosed with retaining walls and shrubbery, plants and trees can be found to the side of the property, side access is available.

Double Garage

16'11 x 16'5 (5.16m x 5.00m)

Window to the side elevation, two independently operated up and over doors, power and light, room for additional white goods.

Rear Garden

Mainly laid to lawn, enclosed with fencing to all sides offering privacy and seclusion, shingled pathway.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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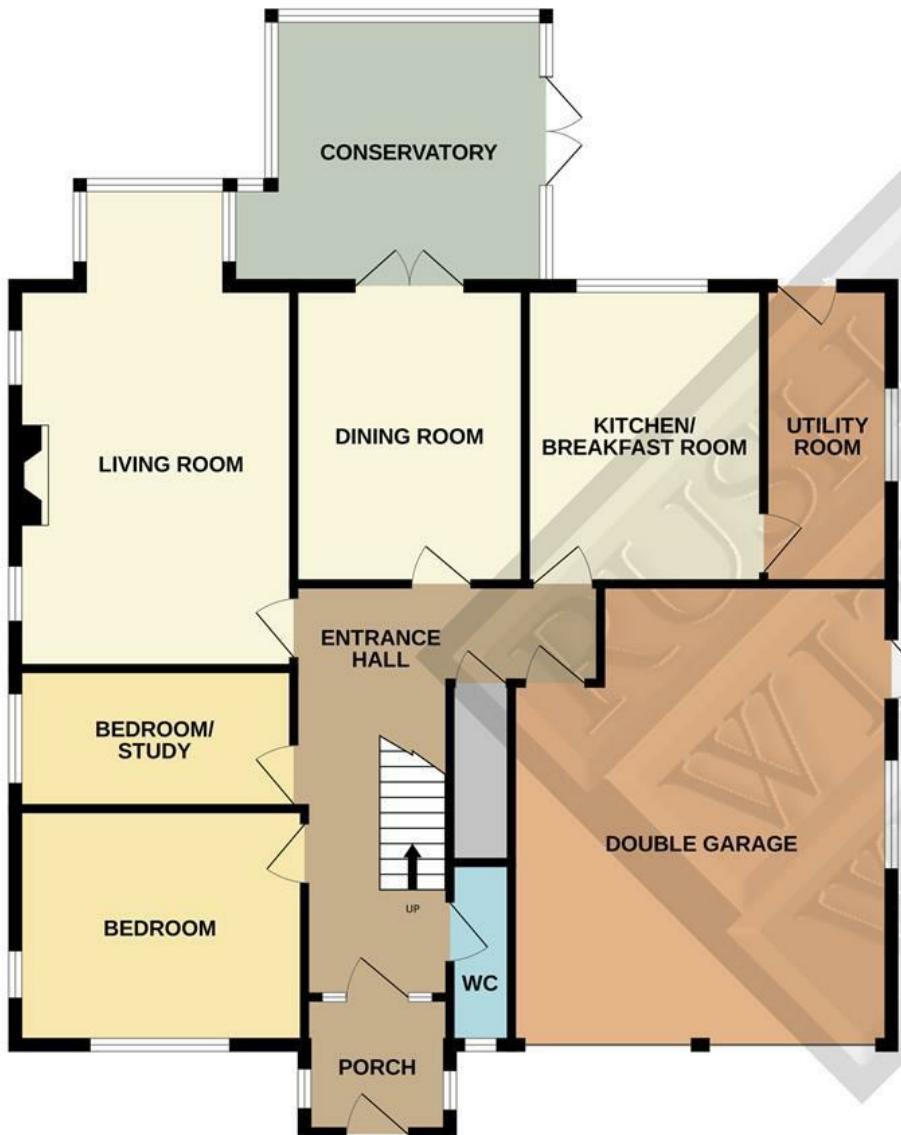
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4. **VAT:** The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.

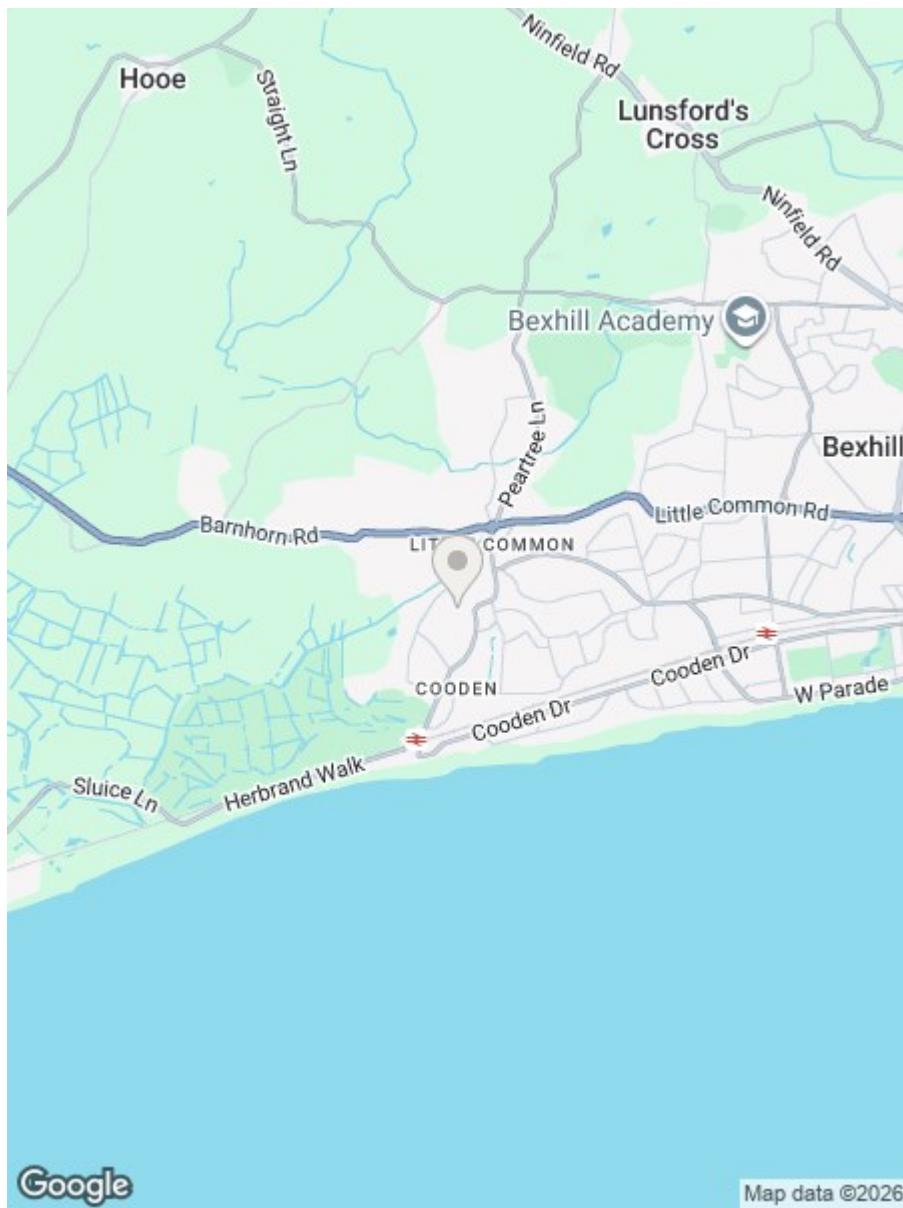


1ST FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 2541 sq.ft. (236.0 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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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