

**RUSH  
WITT &  
WILSON**



**20 Hornbeam Avenue, Bexhill-On-Sea, East Sussex TN39 5JT  
£410,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented and deceptively spacious three bedroom detached house, ideally located in this sought after residential location. Offering bright and spacious accommodation throughout, the property comprises lounge through to dining room, fitted kitchen, and separate WC all to the ground floor. To the first floor there are three good sized bedrooms with the master bedroom further benefiting from an en-suite shower room and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a private and secluded garden to the rear and a small front garden with a driveway providing off road parking for multiple vehicles leading to the detached single garage. Conveniently situated within easy walking distance to local amenities, local primary and secondary schools and doctors surgeries while still only being approximately 1.5 miles from Bexhill town centre with seafront and mainline rail station. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this popular location. Council Tax Band E.



### **Entrance Hall**

Obscured double glazed front door with obscured double glazed sidelight window leading to the hallway, comprising radiator, stairs leading to the first floor, large under stairs storage cupboard with ample storage space and housing the electric consumer unit.

### **Lounge**

15'11" x 10'9" (4.86 x 3.28)

Double glazed window to the front elevation, radiator, open archway leading through to the dining room.

### **Dining Room**

10'5" x 8'9" (3.19 x 2.67)

Double glazed sliding patio door to the rear elevation giving access onto the rear garden, radiator, open archway leading through to the lounge, door to kitchen.

### **Kitchen**

10'3" x 9'1" (3.13 x 2.77)

Double glazed window to the rear elevation overlooking the rear garden, obscured double glazed door to the side elevation giving access onto the driveway, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, worktop mounted electric hob with fitted stainless steel extractor hood above, integrated electric oven, composite bowl and half sink with drainer and mixer tap, plumbing space for washing machine, plumbing space for dishwasher, space for freestanding fridge/freezer, wall mounted gas central heating boiler, part tiled walls.

### **Ground Floor WC**

Obscured double glazed circular window to the front elevation, radiator, low level wc, wall mounted wash hand basin with tiled splashback, extractor fan.

### **First Floor Landing**

Double glazed window to the side elevation, access to loft space.

### **Bedroom One**

12'8" x 11'1" (3.88 x 3.40)

Double glazed windows to the front elevation, radiator, a range of fitted bedroom furniture comprising wardrobes with hanging space and shelving, cupboards and dressing table, door leading to en-suite.

### **En-suite Shower Room**

Obscured double glazed window to the side elevation, radiator, low level wc, pedestal mounted wash hand basin with mixer tap and tiled splashback, walk in shower cubicle with wall mounted shower controls, shower attachment, part tiled walls, electric shaver point, extractor fan.

### **Bedroom Two**

11'1" x 10'2" (3.40 x 3.10)

Double glazed window to the rear elevation, radiator.

### **Bedroom Three**

10'6" x 6'11" (3.22 x 2.11)

Double glazed window to the rear elevation, radiator.

### **Bathroom**

Obscured double glazed window to the front elevation, heated chrome towel rail, white suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, panelled en-closed bath with mixer tap and shower attachment, part tiled walls, extractor fan, electric shaver point, airing cupboard housing the hot water cylinder with slatted shelving.

### **Outside**

#### **Rear Garden**

Beautifully maintained private and secluded rear garden with sun patio, the rest of the garden is mainly laid to lawn with mature plant and shrub borders, door with rear access into the detached garage, gated access leading to the side of the property and driveway, external garden lighting and external power points.

#### **Front Garden**

Mainly laid to lawn with some mature plants and shrubs, driveway providing off road parking for multiple vehicles leading to the detached garage.

#### **Detached Garage**

With up and over door, light, power, obscured double glazed door to the side elevation giving access onto the rear garden.

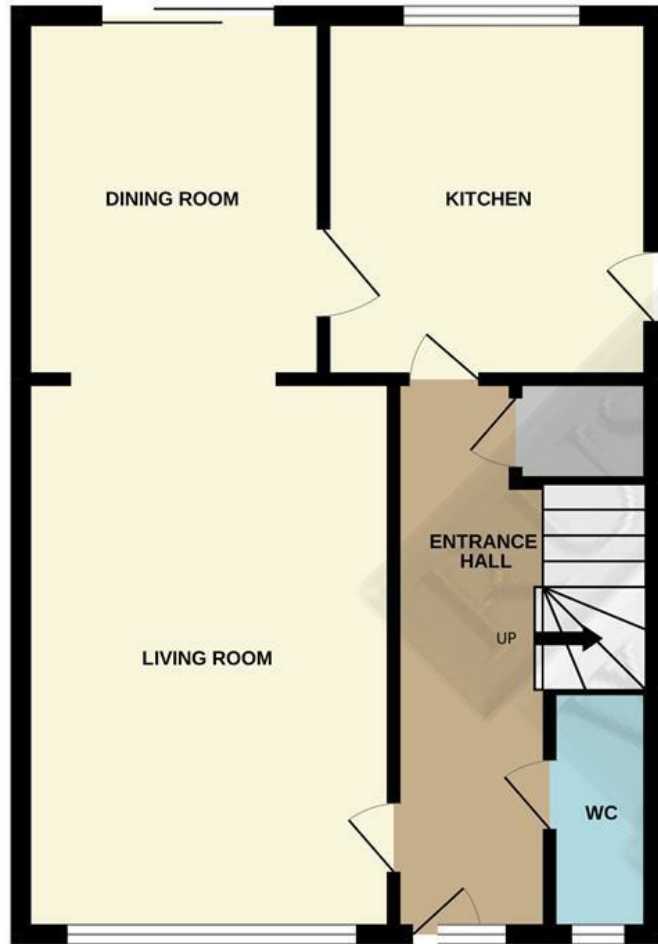
#### **Agents Note**

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

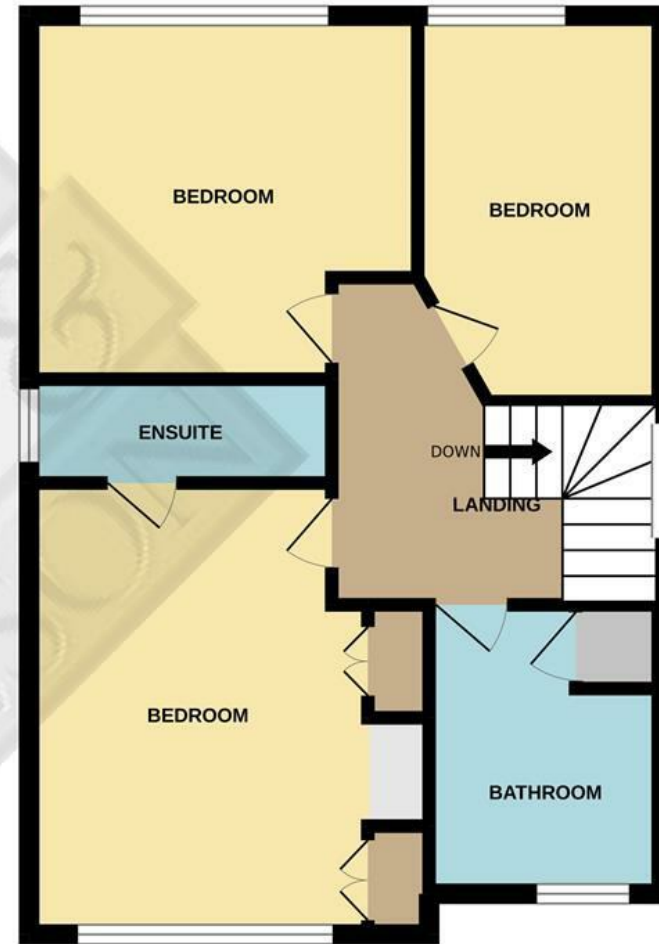
approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

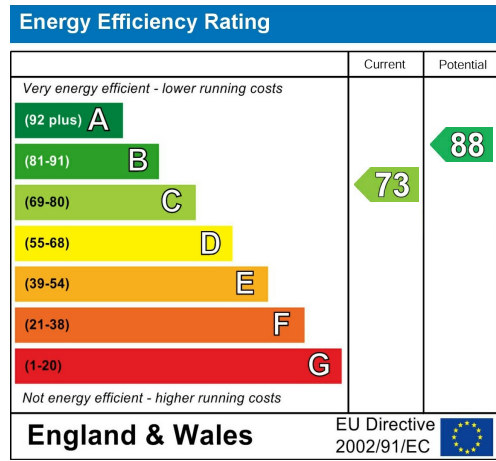
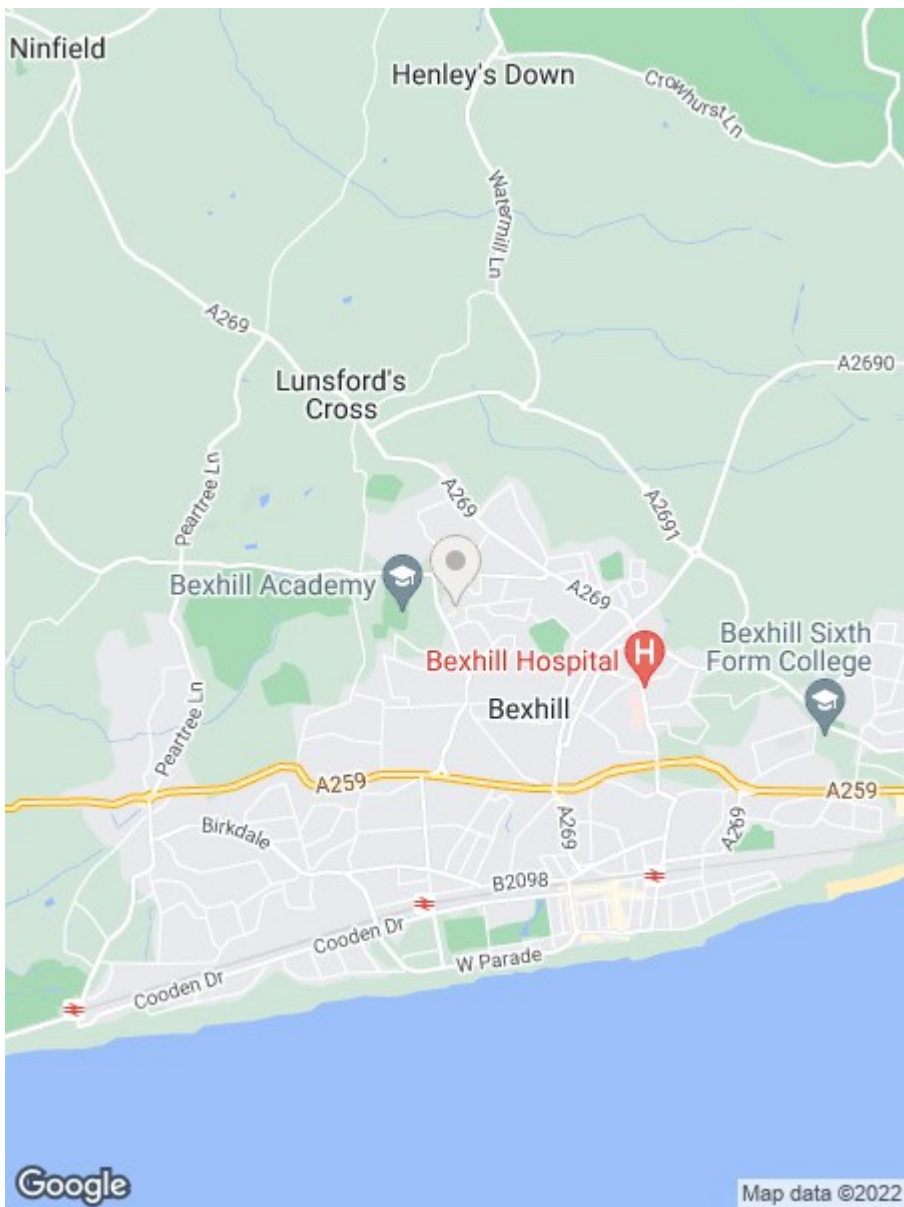


1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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