

**RUSH  
WITT &  
WILSON**



**32 Hawkhurst Way, Bexhill-On-Sea, East Sussex TN39 3SG  
£585,000**

**A stunning four/ five bedroom detached family house, refurbished to an exceptional level by the current vendors, situated in the highly sought after area of Cooden. The property comprises two reception rooms, stunning kitchen/breakfast room, utility room, downstairs cloakroom, wood burning stove in living room, en-suite to master bedroom, additional family bathroom, double glazed windows and doors, gas central heating system, garage, extensive off road parking for several vehicles, car port, second driveway situated to the side of property suitable for caravan or motor-home via double gates, personal interest declared- see agents note. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hallway**

With composite entrance door, double radiator, under stairs cloaks cupboard, electric meter cupboard.

### **Cloakroom**

WC with low level flush, contemporary wash hand basin with vanity unit beneath, double radiator, half height wall tiling, tiled floor, obscured glass window to the side elevation.

### **Living Room**

23'5 x 11'4 (7.14m x 3.45m)

Dual aspect with windows to both front and rear elevations, door to patio area, two double radiators, inset wood burning stove with oak mantle.

### **Dining Room/Family Room/ Bedroom Five**

9'10 x 11'3 (3.00m x 3.43m)

Window overlooks the front elevation, single radiator, door to under stairs storage area.

### **Kitchen/Breakfast Room**

21'5 x 11'3 (6.53m x 3.43m)

Windows overlook the rear elevation, French doors lead out onto rear patio, contemporary kitchen comprising a range of wood affect laminate straight edge worktops, grey front base and wall units with copper handles, wine fridge, composite one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, two independent ovens and grills, integrated fridge, ceramic hob with matching glass splashback, contemporary extractor canopy with light, cupboard housing the gas central and domestic hot water boiler, two vertical radiators, engineered oak flooring, concealed led lighting, space for table and chairs.

### **Utility Room**

8'8 x 6' (2.64m x 1.83m)

Comprising wall and base level units with laminate roll edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, door to garage.

### **First Floor Landing**

Window to front elevation, access to roof space, built in airing cupboard.

### **Bedroom One**

13'4 x 11'2 (4.06m x 3.40m)

Window to front elevation, double radiator.

### **En-Suite**

Contemporary suite comprising wall mounted wash hand basin with vanity unit and drawers beneath, wc with low level flush, walk in shower cubicle with electric shower unit and controls, half height wall tiling, double radiator, obscure glass window to the rear elevation, additional vanity unit cabinet.

### **Bedroom Two**

12'9 x 10'3 (3.89m x 3.12m)

Two windows overlook the front elevation, two double radiators, two large built in , double door walk in wardrobe cupboards.

### **Bedroom Three**

11'1 x 10'8 (3.38m x 3.25m)

Window overlooks the rear elevation, double radiator.

### **Bedroom Four**

9'5 x 11'1 (2.87m x 3.38m)

Window overlooks the rear elevation, double radiator.

### **Bathroom**

Modern suite comprising panelled bath with wall mounted hand/shower attachment and hand shower controls, glass shower screen, double radiator, wc with concealed cistern, inset wash hand basin with vanity unit beneath, additional wall mounted vanity unit, electric shaver point, obscure glass window overlooks the rear elevation.

### **Outside**

#### **Front And Side Gardens**

Predominantly laid to lawn with a whole host of different shrubbery, plants and trees of various kinds, extensive off road parking is available to the front of the property, side access is available, second driveway can be found to the rear of the property providing additional off road parking and leads to carport with hardstanding suitable for caravan, motorhome or additional vehicles.

#### **Rear Garden**

Mainly laid to lawn with beautiful sun patios, all enclosed with established shrubbery offering privacy and seclusion, fencing, outside water tap, two timber framed sheds.

#### **Garage**

Metal up and over door, power and light, personal door to side and door leading to utility room.

### **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. Personal interest declared: The owner is an employee of Rush Witt & Wilson.





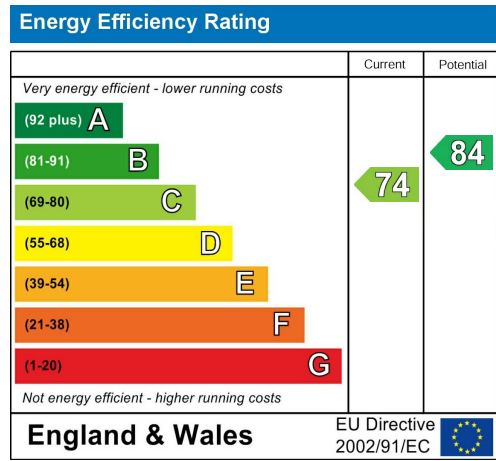
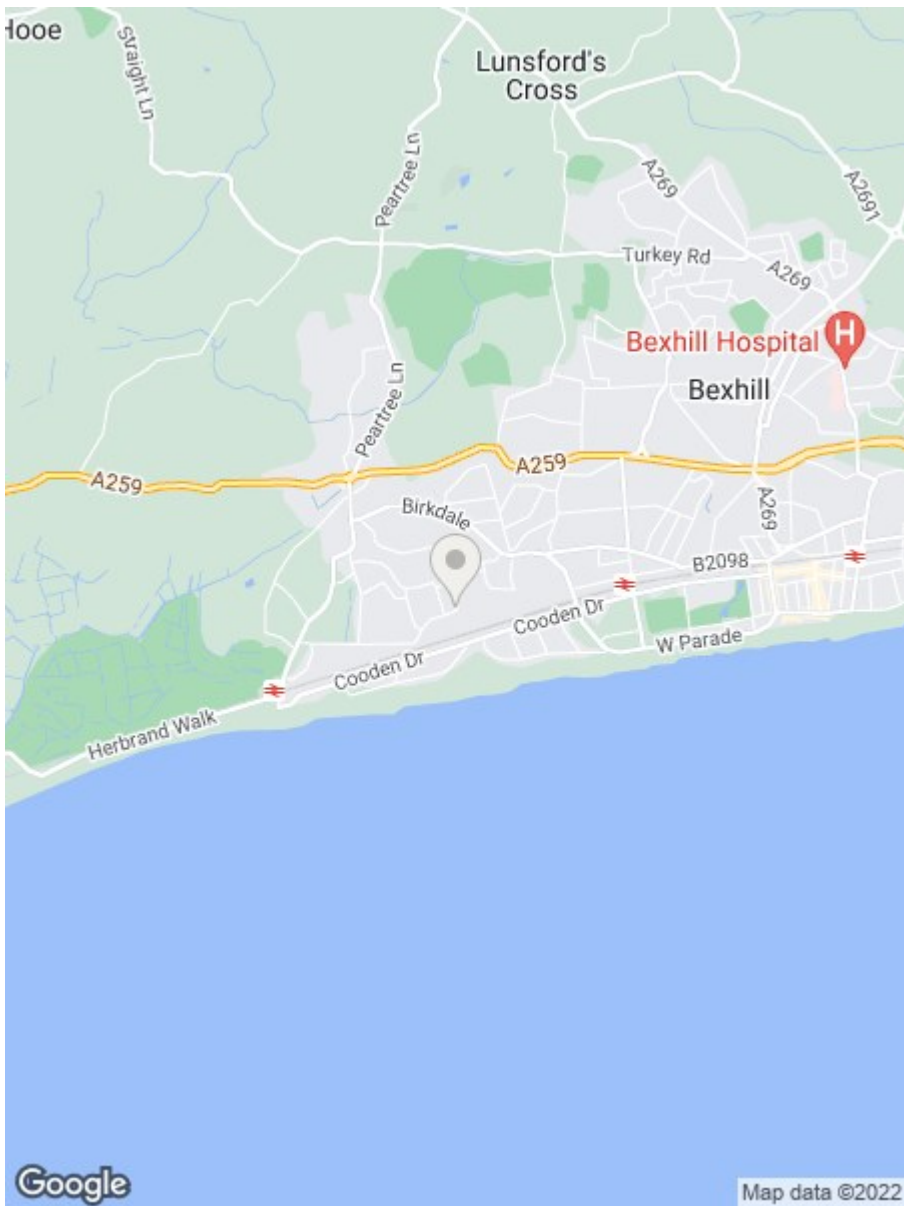
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 943 SQ.FT.  
 (87.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 696 SQ.FT.  
 (64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1638 SQ.FT. (152.2 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.



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