RUSH WITT & WILSON

5 The Gorses, Bexhill-On-Sea, East Sussex TN39 3BE

Offers In Excess Of £550,000

A substantial four bedroom detached house built. circa 1938, situated in the highly sought after Cooden area Bexhill. The property has excellent extension potential and is in need of some refurbishment, gas central heating system with new boiler, downstairs cloakroom, reception hall, conservatory, spacious plot size, private front, side and rear gardens, garage and off road parking, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.

Reception Hall
With large storage cupboard, double radiator, engineered oak flooring.

Cloakroom
Recently fitted wc with low level flush, obscured glass window to the side elevation, single radiator, wall mounted wash hand basin, engineered oak flooring, wall mounted recently installed modern combination gas central heating and domestic hot water boiler.

Living Room/ Dining Room
29'7 x 11'7 (9.02m x 3.53m)
Patio doors to the rear leading into the conservatory , windows to both side and front elevations, engineered oak flooring, ornate fireplace.

Conservatory
13'6 x 12'8 (4.11m x 3.86m)
UPVC double glazed construction, overlooks both side and rear elevations with French door to garden.

Kitchen
13'2 x 8'9 (4.01m x 2.67m)
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, integrated dishwasher, integrated double oven with grill, electric hob, door leads to pantry with window to the side elevation suitable for other white goods such as washing machine or fridge/freezer, door leading out to rear garden with two window either side, tiled floor, tiled splashbacks.

First Floor Landing
Window to the side elevation, built in linen cupboard with slatted shelving.

Bedroom One
12'8 x 11'8 (3.86m x 3.56m)
Window to both front and either side elevation, single radiator.

Bedroom Two
12'2 x 10'3 (3.71m x 3.12m)
Window to both front and side elevation, single radiator, built in wardrobe cupboard.

Bedroom Three
12'1 x 8'7 (3.68m x 2.62m)
Window to the rear elevation, single radiator, further window to side, built in wardrobe cupboards.

Bedroom Four
11'8 x 6'9 (3.56m x 2.06m)
Window to the rear elevation, single radiator, built in wardrobe cupboard.

Bathroom
Suite comprising inset bath, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, double radiator, exposed floorboards, two obscured glass windows to the side elevation, walk in shower cubicle with electric wall mounted shower unit, controls and showerhead.

Outside

Front & Side Gardens
Mainly laid to lawn with pathway to front entrance, drive to garage, some shrubbery.

Rear Gardens
Mainly laid to lawn all enclosed with fencing and mature shrubbery to all sides, large hard standing with brick built barbeque and patio area for alfresco dining, log store area.

Garage
Metal up and over door, personal door to the side, light.

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
APPROX. FLOOR
AREA 783 SQ.FT.
(72.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1445 SQ.FT. (134.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

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