

**RUSH  
WITT &  
WILSON**



**6 Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3LT  
Offers In Excess Of £820,000**

**A stunning five bedroom detached family house with four reception rooms, beautiful original features throughout, presented to an exceptional standard by the current vendors, stunning fireplaces, impressive reception hall, entrance vestibule, downstairs cloakroom, gas central heating system, double glazed windows and doors, private front and rear gardens, log cabin-home office, extensive off road parking, garage, situated in the sought after Collington location, within close proximity to Collington mainline rail station with direct links to London Victoria, Bexhill Seafrost, local amenities and just a short walk to Bexhill town centre. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Vestibule**

With entrance door, stain glass window, oak effect flooring.

### **Cloakroom**

WC With low level flush, corner wash hand basin, double radiator, tiled walls, obscured glass window to the side elevation.

### **Reception Hall**

17'1 x 9'4 (5.21m x 2.84m)

Exposed joinery, oak effect flooring, window to the front elevation, double radiator, stunning cast iron fireplace.

### **Living Room/Orangery**

28'8 x 13'4 (8.74m x 4.06m)

Exposed joinery, stunning limestone fireplace with wood burning stove, oak flooring, underfloor heating, windows to both side and rear elevations with French doors leading out to the garden, sky lantern.

### **Study**

9'11 x 9'8 (3.02m x 2.95m)

Window to the rear elevation, oak flooring, underfloor heating, door through to the garage.

### **Kitchen**

23'2 x 10'2 (7.06m x 3.10m)

Window to both the rear and side elevations, door leading out to side access, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, twin bowl single drainer sink unit with mixer tap, integrated double oven with grill, ceramic hob with extractor canopy and light, space for fridge or freezer, plumbing for washing machine, additional storage cupboards, space for tumble dryer, tiled splashbacks, pantry housing the electric fuse box and space for additional white goods.

### **Breakfast room**

11'5 x 10'8 (3.48m x 3.25m)

Double radiator, recess with base unit and laminated worktop, French doors lead out onto the rear garden, some exposed joinery, picture rail.

### **Dining Room**

19'6 x 13'2 (5.94m x 4.01m)

Large bay window overlooks the front elevation, double radiator, stunning cast iron fireplace with hardwood surround, exposed joinery.

### **First Floor Landing**

With split staircase, access to roof large roof space with potential for conversion subject to planning.

### **Bedroom One**

19'5 x 13'2 (5.92m x 4.01m)

Large bay window overlooks the front westerly elevation, double radiator, cast iron fireplace, oak effect flooring, fitted wardrobe cupboards, double radiator.

### **Bedroom Two**

13'5 x 14'6 (4.09m x 4.42m)

Window to the rear elevation, double radiator, wood effect flooring, cast iron fireplace.

### **Bedroom Three**

11'2 x 11'5 (3.40m x 3.48m)

Window to the rear elevation, double radiator, wood effect flooring.

### **Bedroom Four**

9'5 x 9'10 (2.87m x 3.00m)

Window to the front elevation, double radiator, cast iron fireplace, wood effect flooring.

### **Bedroom Five**

11'1 x 9'8 (3.38m x 2.95m)

Window to the front elevation, double radiator, cast iron fireplace, exposed joinery, wood effect flooring.

### **Family Bathroom**

Suite comprising corner jacuzzi bath with hand/shower attachment, walk in shower cubicle with chrome controls and chrome showerhead, wc with low level flush, ornate wash hand basin.

### **Outside**

#### **Front Garden**

Tastefully arranged with raised flowerbeds enclosed with sleepers, other shrub and flowerbeds with mature plants of various kinds, retaining wall, twin entrance to driveway, extensive off road parking available on brick paved driveway, access to garage, external lighting .

#### **Garage**

30'9 x 9'1 (9.37m x 2.77m)

With electrically operated roller door, power and light, personal door to the study.

### **Rear Garden**

Beautifully landscaped, mainly laid to lawn with neatly planted shrub and flowerbeds, all well stocked, mature trees, outside water tap, log store, side access is available via timber gate, to the rear of the garden is a beautiful entertaining area with a combination of decking and patio, large koi pond with waterfall and filter system, large timber framed log cabin, to the side of the log cabin there is a state of the art, digitally operated hot tub, the garden is all enclosed to all sides with fencing to all sides.

### **Log Cabin**

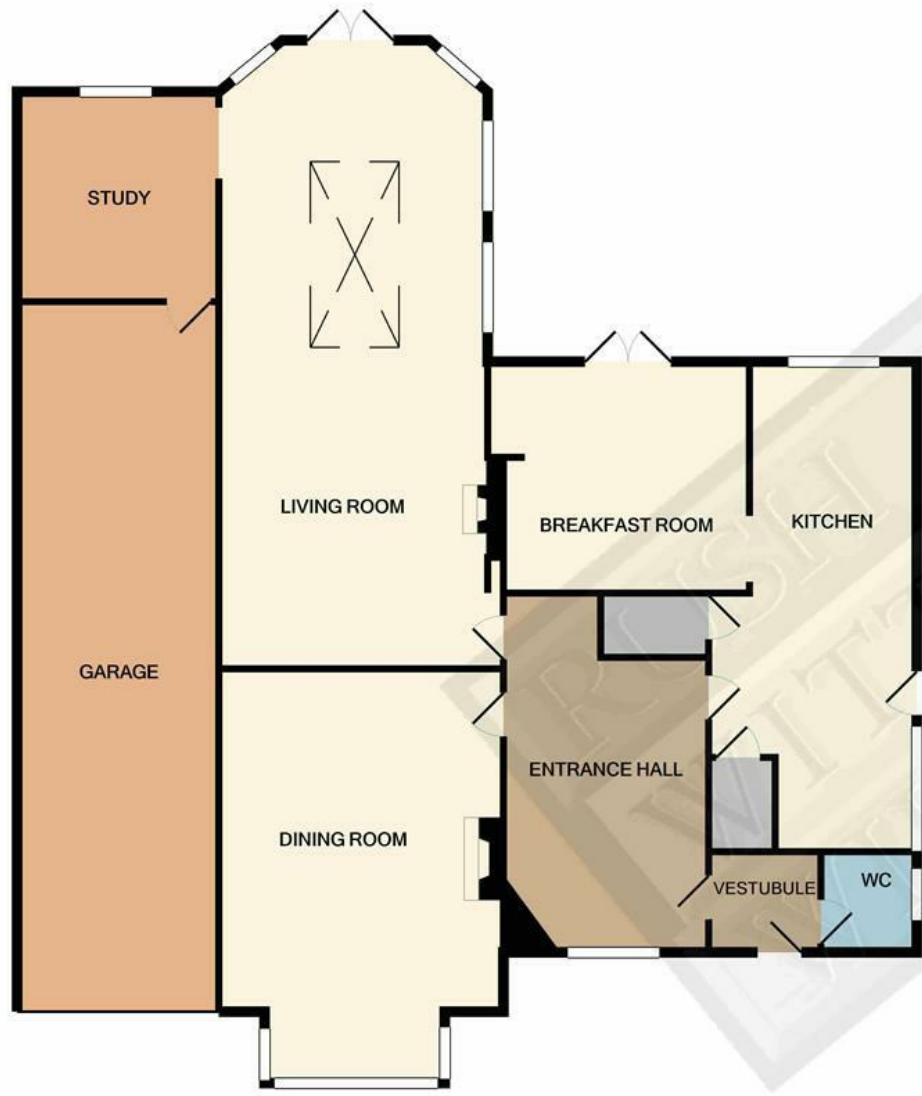
With two rooms, one room for gardening tools and equipment and with window to side, the main part of the log cabin provides covered entertaining space perfect for table and chairs, power and light, wall mounted electric heater.

### **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.

We have been advised by the current owners that there is planning permission to extend the first floor over the existing garage to create two en-suites and a dressing room. Planning reference Rr/2005/3040p.

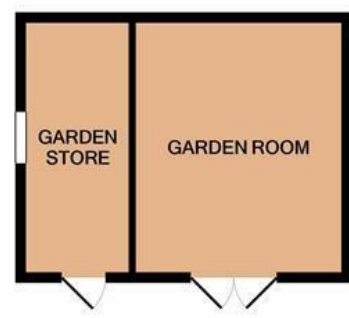




GROUND FLOOR  
APPROX. FLOOR  
AREA 1490 SQ.FT.  
(138.4 SQ.M.)



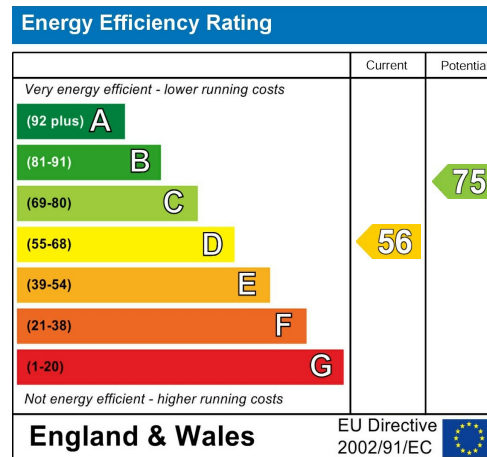
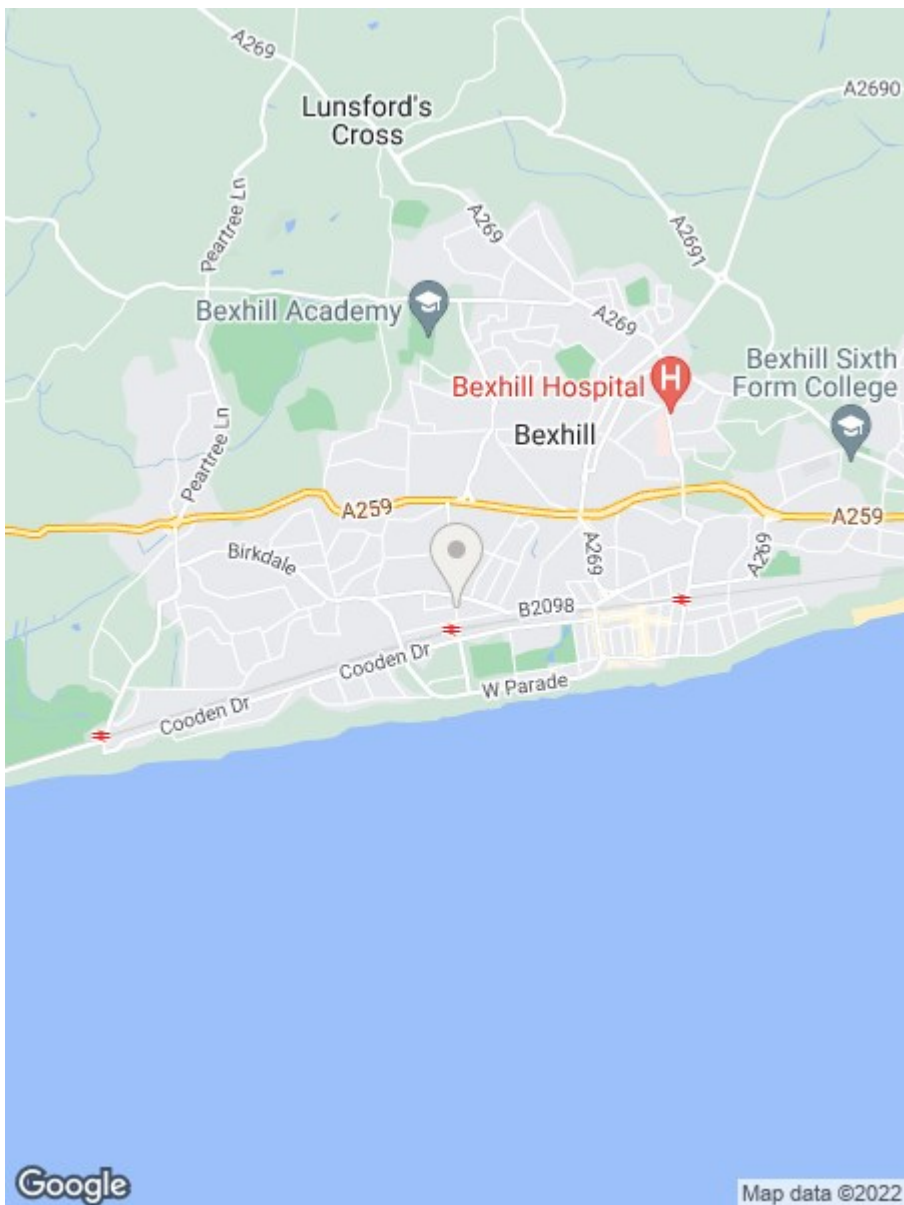
1ST FLOOR  
APPROX. FLOOR  
AREA 926 SQ.FT.  
(86.1 SQ.M.)



OUTBUILDING  
APPROX. FLOOR  
AREA 179 SQ.FT.  
(16.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2595 SQ.FT. (241.1 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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