

**RUSH  
WITT &  
WILSON**



**9 The Spinney, Bexhill-On-Sea, East Sussex TN39 3SW  
£595,000**

**Rush Witt & Wilson are delighted to welcome to the market this four bedroom detached family home ideally located in this quiet and secluded cul-de-sac location in Cooden. Offering bright and spacious accommodation throughout, the property comprises four double bedrooms, extended 33ft lounge/dining room, additional separate dining room/reception room, kitchen/breakfast room, modern fitted family bath/shower room and modern fitted ground floor w.c. Other internal benefits include gas central heating to radiators, double glazed windows throughout and ample storage space. Externally, the property offers private front and rear gardens, driveway providing off road parking for multiple vehicles and a single garage. Conveniently situated in the highly desired area of West Bexhill being just 0.7 miles from Cooden Beach Rail Station and Cooden Beach Hotel. Viewing comes highly recommended by Rush Witt & Wilson to appreciate this spacious family home in this popular setting. Offered with NO ONWARD CHAIN.**



## Front Door

Modern composite front door leading to:

## Entrance Porch

Double glazed windows to the front and side elevations, radiator, obscure internal double glazed door with double glazed side light windows leading to:

## Large Entrance Hall

8'11" x 5'10" (2.73m x 1.80m )

Radiator, stairs leading to first floor, built-in storage cupboard with worktop surface, cupboard housing the electric consumer unit, electric meter and gas meter and additional storage space, under-stairs storage cupboard with fitted shelving, a further additional fitted storage cupboard with fitted shelving.

## Lounge/Dining Room

33'10" x 10'11" (10.33m x 3.34m )

Triple aspect double glazed windows to the front, side and rear elevations with a double glazed sliding patio door to the rear of the elevation giving access onto the rear garden, two radiators, feature fireplace with fitted electric fire.

## Kitchen

12'2" x 10'4" (3.72m x 3.16m )

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

## Separate Dining Room

10'4" x 8'11" (3.17m x 2.74m )

Double glazed window to rear elevation overlooking the rear garden, radiator.

## Ground Floor WC

Obscured double glazed window to side elevation, radiator, modern fitted low level w.c., with concealed cistern and

vanity unit with was hand basin, mixer tap and storage cupboard beneath.

## First Floor Landing

Obscured double glazed window to front elevation, radiator, access to loft space with pull down ladder, airing cupboard housing hot water cylinder with slatted shelving.

## Bedroom One

13'2" x 11'0" (4.03m x 3.36m )

Double glazed window to front elevation, radiator, range of fitted bedroom furniture which comprises wardrobes, overbed storage cupboards, chest of drawer units, bedside cabinets and display cabinets.

## Bedroom Two

15'0" x 9'10" (4.58m x 3.01m )

Two double glazed windows to front elevation, radiator.

## Bedroom Three

10'5" x 10'4" (3.2m x 3.17m )

Double glazed window to rear elevation, radiator, fitted wardrobe with hanging space and shelving.

## Bedroom Four

10'11" x 9'2" (3.35m x 2.80m )

Double glazed windows to rear elevation, radiator.

## Family Bathroom

Two obscured double glazed windows to rear elevation, heated chrome towel rail. Modern fitted white bathroom suite comprising large walk-in corner shower cubicle with wall mounted electric power shower and shower attachment with fold down seat, low level w.c., panel enclosed bath with mixer tap and shower attachment and vanity unit with wash hand basin, mixer tap and storage cupboard beneath. Bathroom cabinet with built-in sensor light and shaving point, extractor fan, fully tiled walls.

## Outside

### Front Garden

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

### Rear Garden

Sun patio and the rest of the garden is mainly laid to lawn

with mature plant, shrub and hedge borders. Gated access down one side of the property leading to the front.

## Single Garage

18'6" x 9'3" (5.65m x 2.84m )

Up and over door, uPVC door giving access to the side of the property, fitted shelving, light and power.

## 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.





GARDEN ROOM

**GROUND FLOOR**  
977 sq.ft. (90.8 sq.m.) approx.

**1ST FLOOR**  
685 sq.ft. (63.7 sq.m.) approx.

DINING ROOM/STUDY

KITCHEN

SITTING ROOM

WC

ENTRANCE HALL

UP

PORCH

GARAGE

BATHSHOWER ROOM

BEDROOM

BEDROOM

LANDING

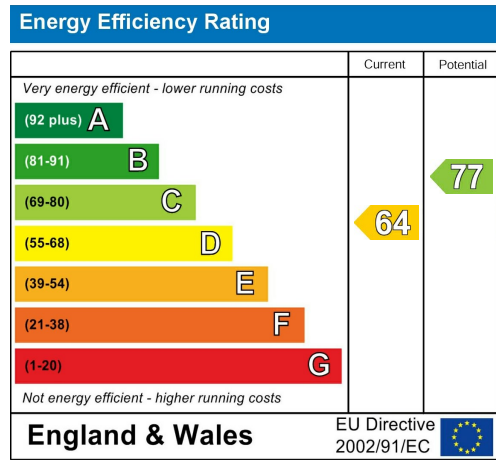
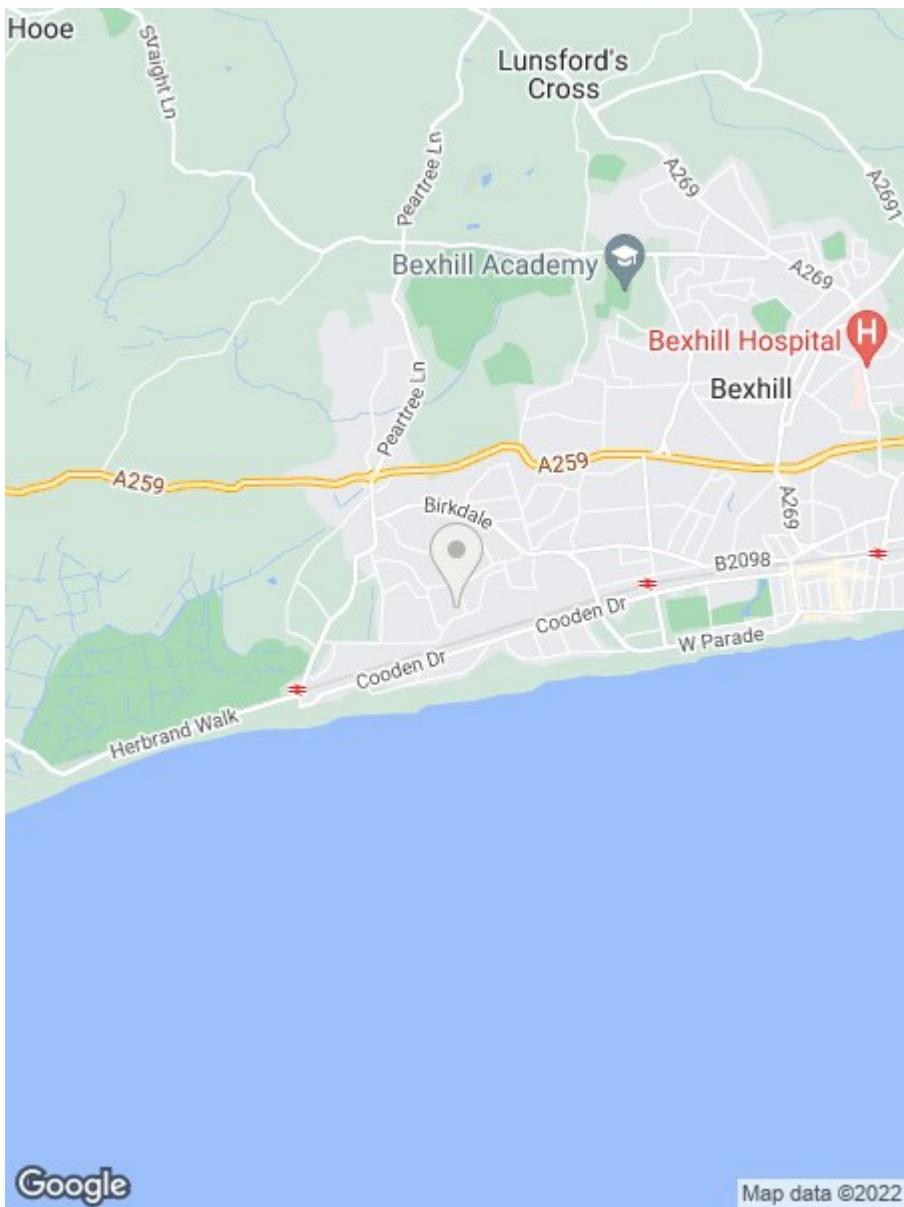
DOWN

BEDROOM

BEDROOM

**TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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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