

**RUSH  
WITT &  
WILSON**



**14 Glenleigh Avenue, Bexhill-On-Sea, East Sussex TN39 4EG  
£525,000**

**A beautiful three/ four bedroom detached circa.1930's house with three reception rooms, presented to an excellent standard by the current vendors, situated in the quiet ' Leafy ' Glenleigh Park area of Bexhill with distant sea views, downstairs cloakroom, modern kitchen/ breakfast room, double glazed windows and doors, gas central heating system with new boiler and radiators, private front and rear gardens, off road parking with separate caravan hard-standing, viewing comes highly recommended by RWW sole agents.**



## **Covered Porchway**

### **Entrance Hall**

With entrance door, double radiator.

### **Cloakroom**

Modern suite comprising wall mounted wash hand basin with vanity unit, contemporary wc with low level flush, wood effect flooring, tiled splashbacks, obscured glass window to the side elevation.

### **Living Room**

15'2 x 12'2 (4.62m x 3.71m)

Patio door lead out onto rear garden, open fire place, brick with tiled plinth, double radiator.

### **Dining Room**

13'9 x 11'10 (4.19m x 3.61m)

Bay window to the front elevation, double radiator, fitted book shelving with storage cupboards beneath.

### **Family Room/ Bedroom Four**

14'8 x 7'8 (4.47m x 2.34m)

Windows to both front and side elevation, built in wardrobe cupboard, double radiator.

### **Kitchen/ Breakfast Room**

16'3 x 11'5 (4.95m x 3.48m)

L-Shaped, with windows to both rear and side elevations, door to side elevation, two double radiators, modern 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, built in double oven with grill, induction hob with extractor canopy and light, plumbing for washing machine, additional floor to ceiling wall units with shelving, space for table and chairs, tiled splashbacks.

### **First Floor Landing**

Via turned staircase, stained glass window to the side elevation, access to roof space, built in linen cupboard and storage cupboard.

### **Bedroom One**

15'3 x 11'9 (4.65m x 3.58m)

Window to the rear elevation, double radiator, built in wardrobe cupboard.

### **Bedroom Two**

14'4 x 11'9 (4.37m x 3.58m)

Window to the southerly front elevation with stunning distant sea views, double radiator.

### **Bedroom Three**

11'4 x 9'4 (3.45m x 2.84m )

Window to the front elevation with southerly aspect and stunning distant sea views and views across Bexhill, double radiator, built in wardrobe cupboard.

### **Bathroom**

Modern suite comprising panelled bath, walk in shower with electric shower unit, controls and showerhead, tiled splashbacks, inset wash hand basin with vanity unit beneath, tiled floor, tiled walls, obscured glass window to the rear elevation, electric shaver point, some shelving, chrome heated towel rail.

### **Seperate WC**

### **Oustide**

#### **Front Garden**

Mainly laid to lawn with beautifully stocked shrub and flowerbeds, all enclosed with fencing to all sides, retaining wall, off road parking available on bricked paved driveway, side access.

#### **Rear Garden**

Mainly laid to lawn with a beautiful sun dial style patio area for alfresco dining, 9' x 9' summerhouse, well planted shrub and flowerbeds, all enclosed with fencing to all sides, outside water tap.

#### **Off Road Parking With Additional Caravan Hardstand**

#### **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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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