

**RUSH  
WITT &  
WILSON**



**The Coach House Gotham Wood Sandhurst Lane, Bexhill-On-Sea, East Sussex  
TN39 4RG  
£522,500**

**Stunning converted three bedroom Coach House which originally formed part of a Sussex Manor House, set in approximately 0.50 acres of park-like gardens which include a parcel of woodland, unlisted peaceful rural location situated down a private woodland track. The accommodation comprises of a large entrance lobby, cloakroom, living room with inglenook fireplace with open fire which interconnects to the dining room and kitchen/breakfast room with separate utility room. On the first floor there is three bedrooms and a family bathroom. Other benefits include oil fired central heating system, double glazed windows and doors. Outside of the property there is off road car parking and a garage. There are extensive private gardens with a westerly aspect and beautiful country walks can be found. The property comes to the market with no chain and is highly recommended by Rush Witt & Wilson.**



**Entrance Lobby**

10'4" x 4'9" (3.15m x 1.47m )

Entrance door, window to the front elevation.

**Living Room**

19'10" x 12'11" (6.06m x 3.94m )

Double radiator, stunning Inglenook fireplace with oak Bessemer and open, further window to either side elevations, night storage heater, double radiator.

**Dining Room**

13'9" x 12'11" (4.20m x 3.94m )

French doors and windows to the rear garden, two single radiators and this interconnects to the living room.

**Inner Hallway**

14'11" x 5'9" (4.56m x 1.77m )

Door out to a courtyard garden, single radiator, obscure glass window to the side.

**Cloakroom**

W.C. with low level flush, wall mounted wash hand basin with vanity unit beneath, tiled splashbacks, obscure glass window to the side elevation.

**Kitchen**

9'10" x 8'11" (3m x 2.73m )

Fitted kitchen comprising a range of base and wall units with laminate worktops, one a half bowl single drainer sink unit with mixer tap, integrated dishwasher, electric hob with extractor canopy and light, integrated double oven with grill, single radiator, space for fridge/freezer.

**Rear Lobby**

With window to the side elevation and single radiator.

**Utility Room**

Plumbing for washing machine, obscure glass window to the rear elevation, oil fired central heating and hot water boiler.

**First Floor Landing**

Window to the side elevation.

**Bedroom One**

15'5" x 12'3" (4.71m x 3.75m )

Window to front elevation, double radiator, built-in wardrobe cupboards.

**Bedroom Two**

12'2" x 10'7" (3.72m x 3.25m )

Windows to the rear elevation, single radiator.

**Bedroom Three**

10'6" x 9'6" (3.21m x 2.92m )

Single radiator, window to the rear elevation with beautiful views of adjoining countryside and built-in airing cupboard, single radiator, access to the roof space.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, w.c. with concealed cistern, inset wash hand basin with vanity unit beneath, double radiator, obscure glass windows to the rear, electric shaver point and mirror and further vanity drawers.

**Outside****Front Garden**

Beautiful approach along a gravelled driveway set back from the road which leads to the front entrance. The driveway splits off to the right where the garage can be found.

**Garage**

20'0" x 9'1" (6.12m x 2.78m )

Up and over metal door.

**Rear Garden**

This is a particularly attractive feature to the property with stunning lawned area with a whole host of different plants, shrubs and trees of various kinds with a beautiful Vista, patio area for alfresco dining. Summerhouse and a timber framed shed. The garden adjoins woodland to the rear giving a sense of privacy and seclusion, modern oil tank and to the very rear of the garden can be found a secret area enclosed with beautiful mature shrubbery, plants and trees.

**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.

Council Tax Band: - E



GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.

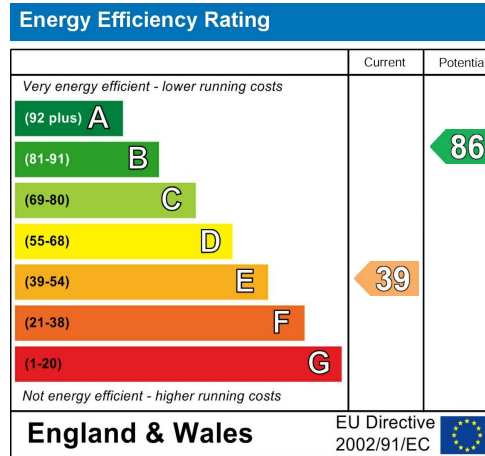
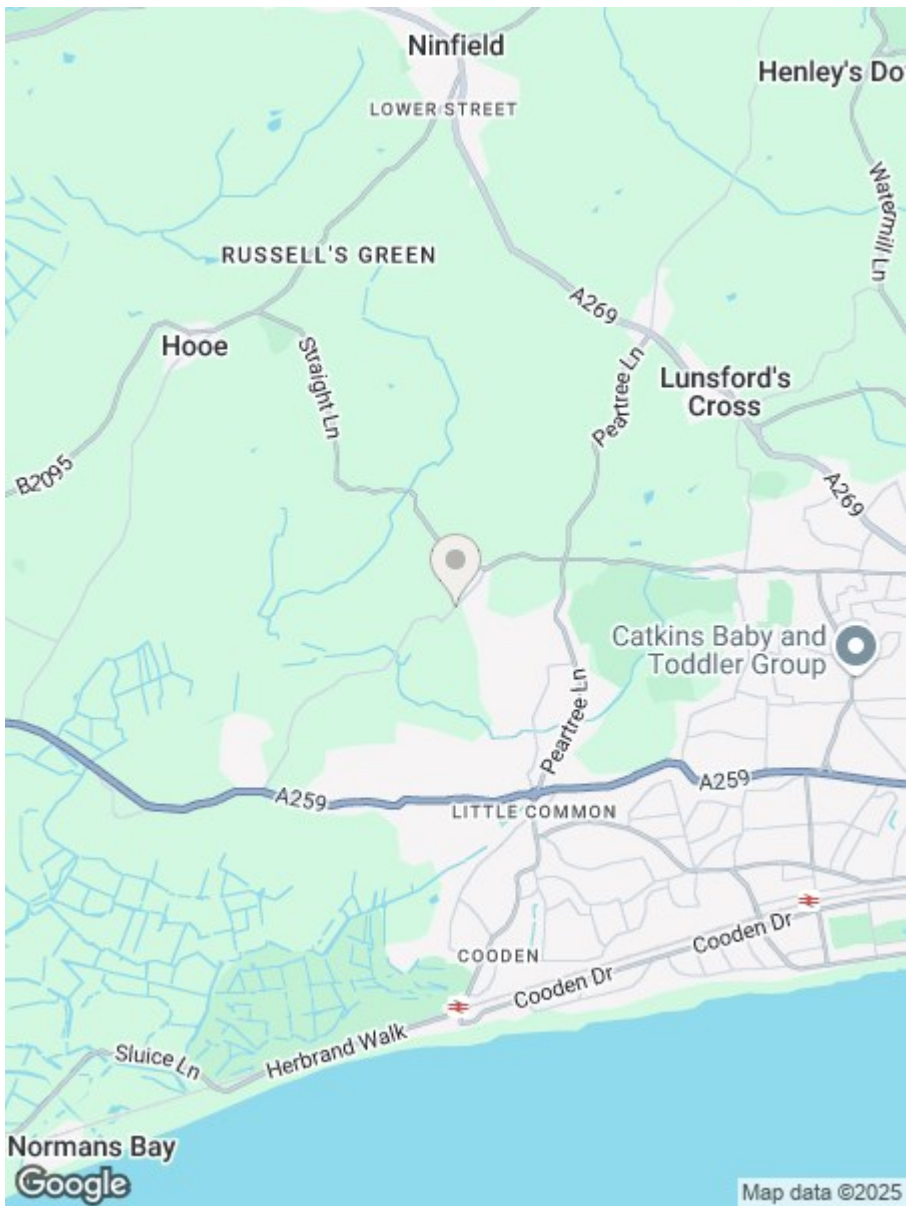
1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 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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