

**RUSH  
WITT &  
WILSON**



**11 Hawkhurst Way, Bexhill-On-Sea, East Sussex TN39 3SD  
£425,000**

**An attractive four bedroom detached chalet style house situated in the highly sought after area of Cooden. Accommodation comprises two ground floor bedrooms with bathroom, fitted kitchen, living/dining room. First floor comprises two further bedrooms and cloakroom. Further benefits include double glazed windows and doors, gas central heating system, private front and rear gardens, garage en-bloc, vacant possession. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



**Entrance Porchway**

Entrance door and window to the front elevation, double radiator, exposed parquet flooring, built-in cloaks cupboard, understairs storage cupboard.

**Lounge/Dining Room**

25'6" x 12'7" (7.78m x 3.86m )

Window to the front elevation, patio doors to the rear and further window to the side, two double radiators, fireplace, exposed parquet flooring.

**Kitchen**

10'10" x 8'7" (3.32m x 2.62m )

Window to the rear elevation, door to rear garden. Fitted kitchen comprising base and wall units with laminate roll edge worktops, single drainer stainless steel sink unit with mixer tap, electric hob, plumbing for washing machine, space for fridge/freezer, integrated double oven with grill, tiled splashbacks.

**Bedroom Three/Dining Room**

11'8" x 11'0" (3.58m x 3.36m )

Window to front elevation, single radiator.

**Bedroom Four/Study**

11'0" x 6'11" (3.36m x 2.13m )

Window to the rear elevation, single radiator.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, pedestal wash hand basin, w/c with low level flush, heated chrome towel rail, obscure glass window to the side elevation.

**First Floor Landing**

Access to the roof space, obscure glass window to the front, airing cupboard with slatted shelving.

**Cloakroom/WC**

WC with low level flush, wall mounted wash hand basin, storage cupboard and obscure glass window to the front elevation.

**Bedroom One**

15'5" x 10'11" (4.7m x 3.35m )

Window to the front and side elevations with sea views, double radiator, two sets of built-in wardrobe cupboards.

**Bedroom Two**

14'9" x 12'11" (4.5m x 3.94m )

Double radiator, window to the front and side elevations, three sets of built-in wardrobe storage cupboards.

**OUTSIDE****Front Garden**

This has been designed for low maintenance in mind with mature shrubbery and plants of various kinds, crazy paved pathways, side access via a gate.

**Rear Garden**

Mainly laid to lawn and all enclosed with fencing to all sides offering privacy and seclusion, a whole host of different mature shrubbery and plants can be found bordering the garden, summerhouse and an outside water tap.

**Garage En-Bloc**

To the side of the property.

**Agents Note**

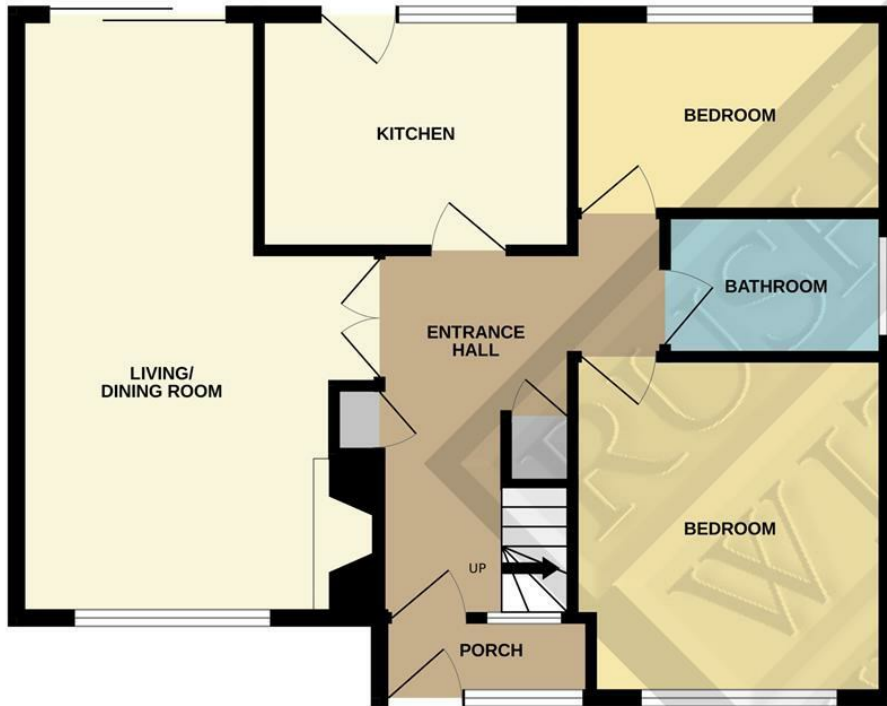
None of the services or appliances mentioned in these sale particulars have been tested.

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.

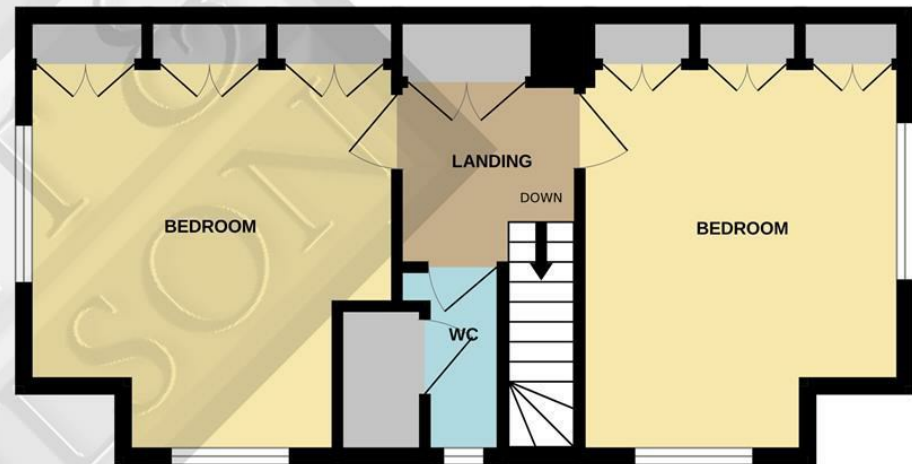
Council Tax Band - E



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



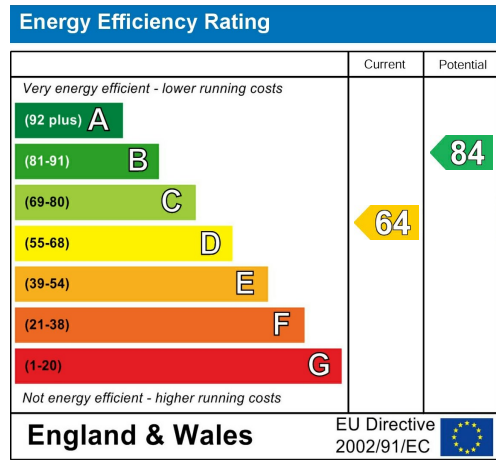
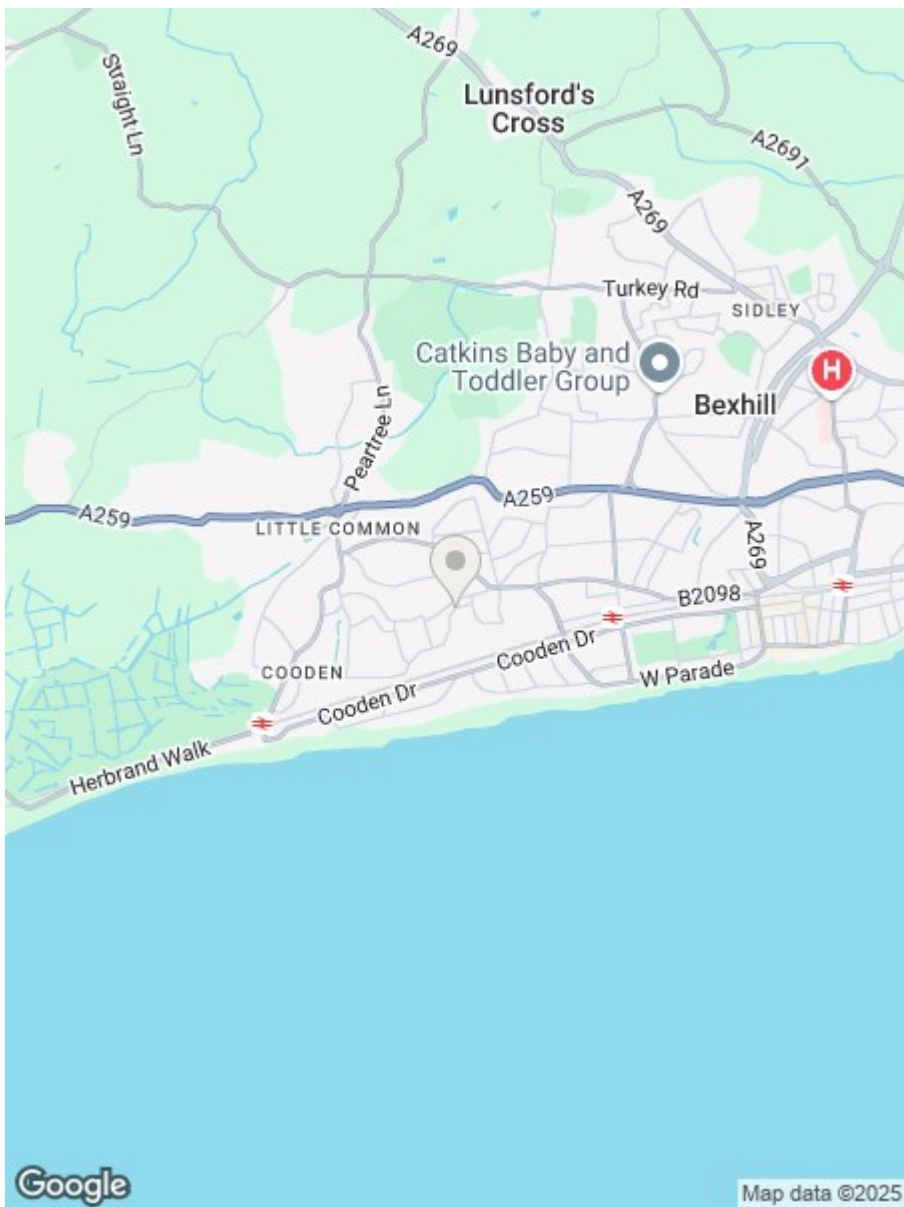
1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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