

**RUSH  
WITT &  
WILSON**



**50 Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QL  
£499,950**

**An opportunity to acquire this exceptionally well presented four bedroom detached house ideally located in the sought after area of west Bexhill. Offering bright and spacious accommodation throughout the property comprises entrance porch, large open plan lounge/diner, modern fitted kitchen/breakfast room, ground floor bedroom/study, workshop/utility room and wc all to the ground floor. To the first floor there are three further double bedrooms and a family bath/shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a beautifully maintained private and secluded rear garden, a driveway for off road parking for multiple vehicles and a detached garage. Ideally located in this sought after road in Collington within easy access to Bexhill Downs, local schools, Collington rail station and still only a short walk from Bexhill town centre and local amenities. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning home in this highly convenient location.**



**Entrance Porch**

8'9" x 5'8" (2.69 x 1.73)

Double glazed door leading to entrance porch with double glazed windows to the front and side elevations, tiled floor, obscured double glazed internal door leading through to hallway.

**Hallway**

Double glazed leaded light window to the side elevation, radiator, stairs leading to first floor.

**Lounge/Diner**

26'0" x 18'10" (7.93 x 5.76)

Triple aspect double glazed windows to the front, side and rear elevations with sliding patio door giving access onto the rear garden, two radiators, feature fireplace with multi fuel burning stove, door leading through to the kitchen/breakfast room, door leading through to study/bedroom four, wall mounted uplighters.

**Study/Bedroom Four**

13'6" x 9'6" (4.12 x 2.91)

Double glazed leaded light windows to the rear elevation, overlooking the rear garden, radiator, fitted storage cupboard with fitted shelving, fitted alcove shelving.

**Kitchen/Breakfast Room**

12'11" x 10'1" (3.94 x 3.09)

Leaded light double glazed window to the side elevation, leaded light double glazed door giving access to the side of the property, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, composite bowl and half sink with drainer and mixer tap, integrated electric oven, worktop mounted electric induction hob with glass splashback and extractor hood above, integrated dishwasher, integrated under counter fridge, ceiling mounted spotlights, tiled floor, internal door leading through to the workshop/utility room.

**Workshop/Utility Room**

15'1" x 8'0" (4.60 x 2.46)

Leaded light double glazed windows to the front and side elevations, fitted work bench, fitted shelving, gas central heating boiler, fitted wall units, gas meter, electric meter, electric fuse box, light and power, plumbing space for washing machine.

**Ground Floor WC**

Obscured double glazed leaded light window to the front elevation, low level wc, vanity unit with wash hand basin and storage cupboard beneath, tiled walls, wall mounted down lighter.

**First Floor Landing**

Double glazed leaded light window to the front elevation, galleried landing, access to loft space with pull down ladder, large double airing cupboard housing the hot water cylinder with slatted shelving, radiator.

**Bedroom One**

16'3" x 13'2" (4.96 x 4.03)

Double aspect, double glazed leaded light windows to the front and rear elevations, radiator, vanity unit with wash hand basin and storage cupboard beneath.

**Bedroom Two**

12'11" x 10'3" (3.96 x 3.13)

Double glazed leaded light window to the rear elevation, radiator.

**Bedroom Three**

9'10" x 8'2" (3.02 x 2.50)

Leaded light, double glazed window to the side elevation, radiator.

**Family Bath/Shower Room**

Obscured double glazed window to the rear elevation, radiator, white suite comprising low level wc, pedestal mounted wash hand basin, panelled enclosed bath with mixer tap and shower attachment, walk in corner shower cubicle with shower controls and shower attachment, tiled walls, ceiling mounted spotlights.

**Externals****Front Garden**

Low maintenance front garden which is laid with pebbles with some mature plants and shrubs, blocked paved driveway providing off road parking for multiple vehicles leading to the detached single garage.

**Rear Garden**

Sun patio, two separate raised timber decking areas providing sociable space suitable for alfresco dining, three timber garden sheds, garden pond with water feature, the

rest of the garden is mainly laid to lawn with mature plant, shrub and tree borders, large space down one side of the property providing additional storage space, gated access down the other side of the property leading to the front.

**Detached Single Garage**

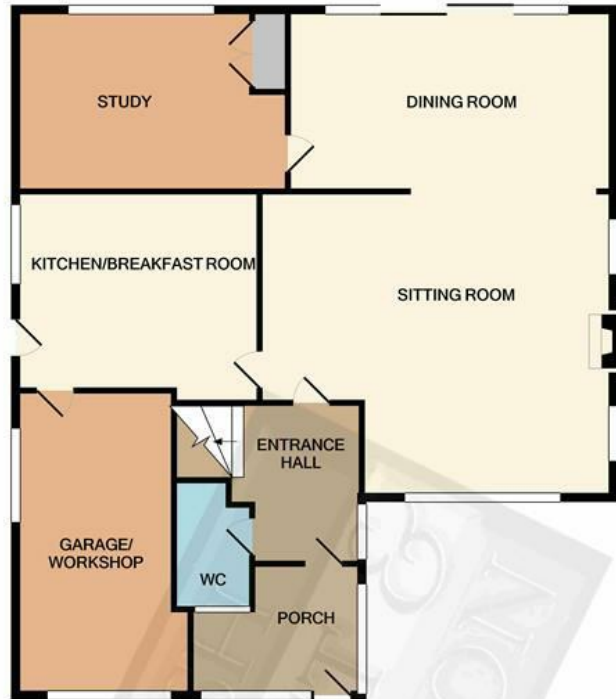
15'11" x 9'4" (4.87 x 2.86)

With up and over door.

**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.





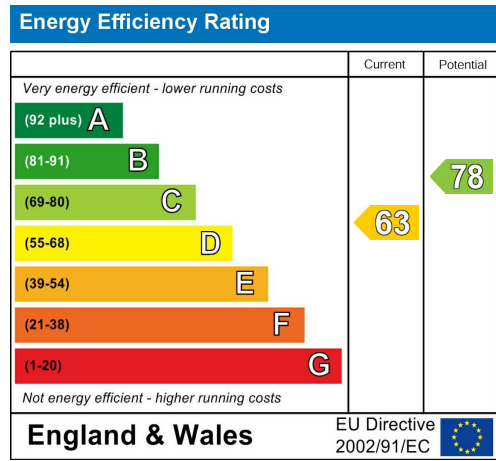
GROUND FLOOR  
APPROX. FLOOR  
AREA 1027 SQ.FT.  
(95.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 592 SQ.FT.  
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1619 SQ.FT. (150.4 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.



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**