

**RUSH
WITT &
WILSON**



68 Hawkhurst Way, Bexhill-On-Sea, East Sussex TN39 3SN
£610,000

A delightfully presented two/ three bedroom chalet style house with stunning private gardens to the front and rear, situated in the highly sought after area of Cooden, detached garage, lounge/dining room, double glazed windows and doors, downstairs cloakroom, gas central heating system. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Covered Entrance Porchway

Entrance Hall

With entrance door with obscure glass windows to front elevation, double radiator, vaulted ceiling, large under-stairs storage cupboard.

Cloakroom

WC with low level flush, wall mounted wash hand basin with tiled splash-back, single radiator, obscure glass window to side elevation.

Living Room

22'7 x 11'8 (6.88m x 3.56m)

Window to front elevation, French doors leading out onto the rear garden, Real Flame gas fire set in stone fireplace, double radiator.

Interconnecting Dining Room

20'5 x 9'4 (6.22m x 2.84m)

Window to rear elevation, double radiator.

Study/ Bedroom Three

11' x 10'5 (3.35m x 3.18m)

Window to front elevation, double radiator.

Kitchen

10'8 x 9'8 (3.25m x 2.95m)

Window to rear elevation. Newly fitted kitchen comprising a range of base and wall units with laminated straight edge worktops, single drainer one and a half bowl single drainer sink unit, plumbing for washing machine, induction hob with extractor canopy and tiled splash-backs, built-in double oven and grill, integrated dishwasher, door leading out to side elevation, wall mounted gas central heating boiler, electric plinth heater.

First Floor Landing

Window to front elevation, southerly aspect, access to roof space.

Bedroom One

14'3 x 11'6 (4.34m x 3.51m)

Windows to both front and side elevations, single radiator, built-in wardrobe cupboards. Linen store cupboard.

Bedroom Two

14'3 x 10'4 (4.34m x 3.15m)

Window to both front and side elevations, single radiator, built-in wardrobe cupboards, airing cupboard.

Bathroom

Newly installed suite comprising walk-in glass shower with chrome fixed shower head and hand shower attachment, w.c. with concealed cistern, wash hand basin with vanity unit below, heated chrome towel rail, obscure glass window to the rear elevation onto the rear garden and tiled walls.

Outside

Front Garden

Beautifully landscaped gardens with lawned areas and chip stone feature for low maintenance, well stocked shrub and flower beds all well planted and enclosed by mature hedging to one side and fencing to the other, recently laid bricked driveway affording off road parking and pathways to both front entrance door and side access. The brick driveway continues to the side of the property where the garage is located.

Single Garage

With electrically operated up and over door, power.

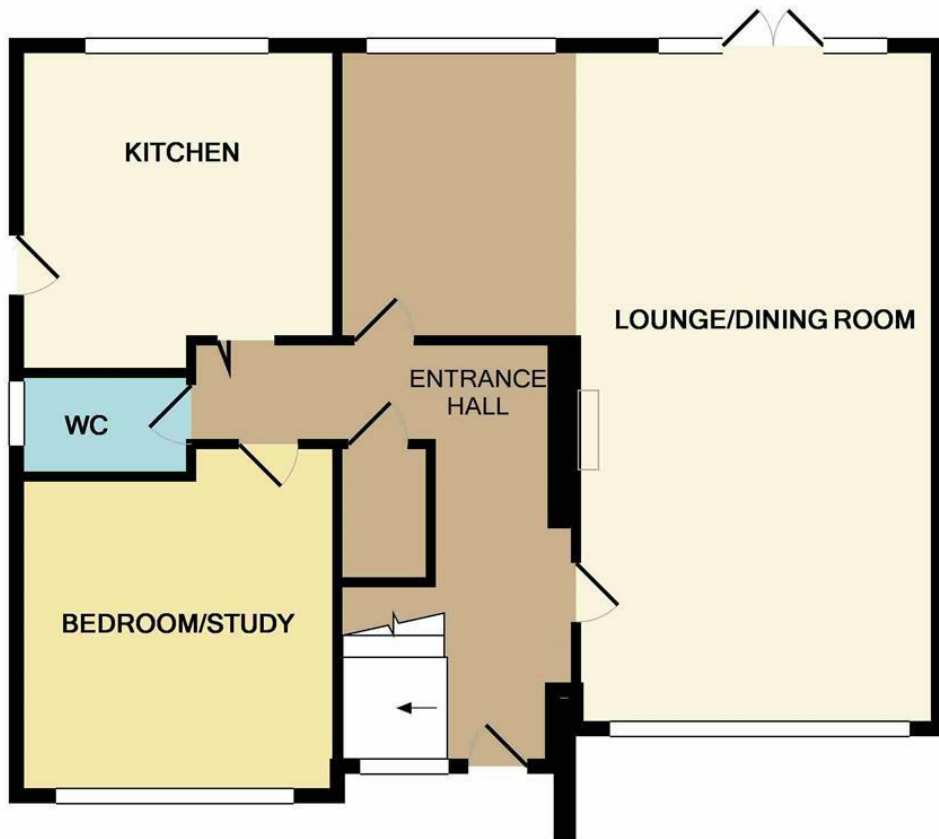
Rear Garden

Mainly laid to lawn and beautifully landscaped with a whole host of different garden features including well stocked shrub and flower beds all well planted, beautiful sun patio area with pergola and trellising and adjoining low maintenance stone chipped features. Additional patio area all enjoying this beautiful garden. Large timber framed shed, greenhouse and the garden is all enclosed by mature shrubbery to all sides offering privacy and seclusion and a woodland scene to the side and rear of the property.

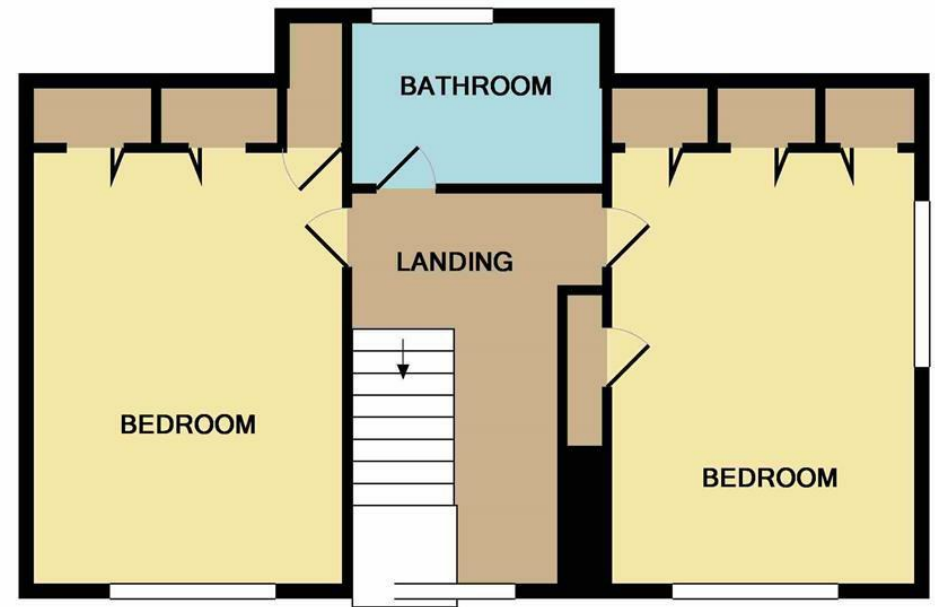
Agents Note

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.



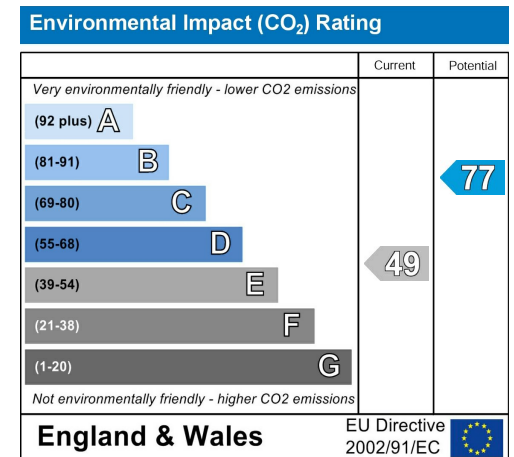
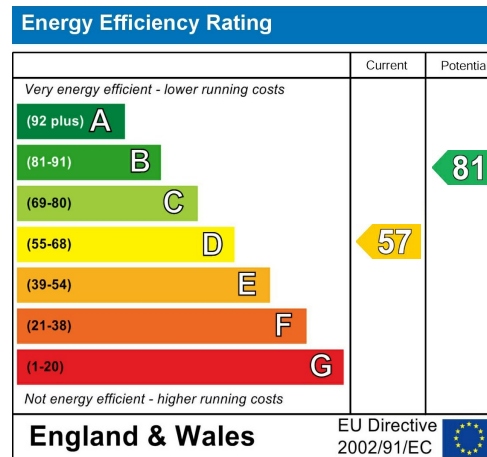


GROUND FLOOR



1ST FLOOR

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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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