

**RUSH  
WITT &  
WILSON**



**Corrianda St. James Avenue, Bexhill-On-Sea, East Sussex TN40 2DN  
Offers In Excess Of £360,000**

**A well presented spacious four bedroom detached family house with three reception rooms, study, downstairs cloakroom, kitchen/ breakfast room, conservatory, utility room, gas central heating system, oak doors, double glazed windows and doors, far reaching views, south facing private rear garden, extensive off road parking, large single garage, viewing highly recommended by RWW sole agents.**



**Entrance Hall**

Window to front elevation, entrance door, double radiator.

**Living Room**

20'5 x 10'5 (6.22m x 3.18m )

Window to front elevation, double radiator, wall mounted electric fire.

**Dining Room**

15'7 x 7'4 (4.75m x 2.24m)

Windows to side and rear elevation, oak flooring, double radiator.

**Conservatory**

12'5 x 8 (3.78m x 2.44m)

Teak flooring, french doors opening out onto the rear patio, windows overlook rear garden, obscured glass to the side, with additional door into the garage.

**Kitchen**

15'3 x 13'6 (4.65m x 4.11m )

Window to rear elevation, under stairs storage cupboard, larder cupboard, modern fitted kitchen comprising a range of cream base and wall units with straight edged granite effect work tops, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, electric built-in oven and grill with gas hob, extractor canopy and light, built-in fridge, oak effect flooring, tiled splash-backs with concealed lighting, large area for table and chairs.

**Utility Room**

7'8 x 8'3 (2.34m x 2.51m)

Door to side, window to front elevation, wall mounted modern gas boiler, wall mounted wash hand basin with vanity unit beneath, oak effect flooring, plumbing for washing machine, space for freezer and other white goods.

**Cloakroom**

W.c. with high level flush, obscured glass window to front elevation.

**First Floor Landing**

Window to rear elevation, built-in airing cupboard with water cylinder.

**Bedroom One**

14'10 x 12'3 (4.52m x 3.73m )

Window to front elevation, single radiator, fitted wardrobes with sliding doors.

**Bedroom Two**

14 x 10'5 (4.27m x 3.18m)

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

**Bedroom Three**

11'6 x 11'2 (3.51m x 3.40m)

Window to front elevation, single radiator.

**Bedroom Four**

13'6 x 8'3 (4.11m x 2.51m)

Window to rear elevation, single radiator.

**Study**

7'5 x 8'3 (2.26m x 2.51m)

Window to rear elevation, single radiator.

**Bathroom**

Comprising paneled bath with chrome controls and chrome shower head and shower panel, contemporary wash hand basin, fully tiled walls, heated towel rail, obscured glass window to rear elevation.

**Separate W.C.**

W.c. with low level flush, obscured glass window to rear elevation, half height wall tiling.

**Outside****Front Garden**

All enclosed with fencing to all sides and retaining walls to the front, well stocked, beautiful seaside garden with shingled area and various plants, extensive off road parking to the front, covered oak entrance way to the front door, side access to property.

**Rear Garden**

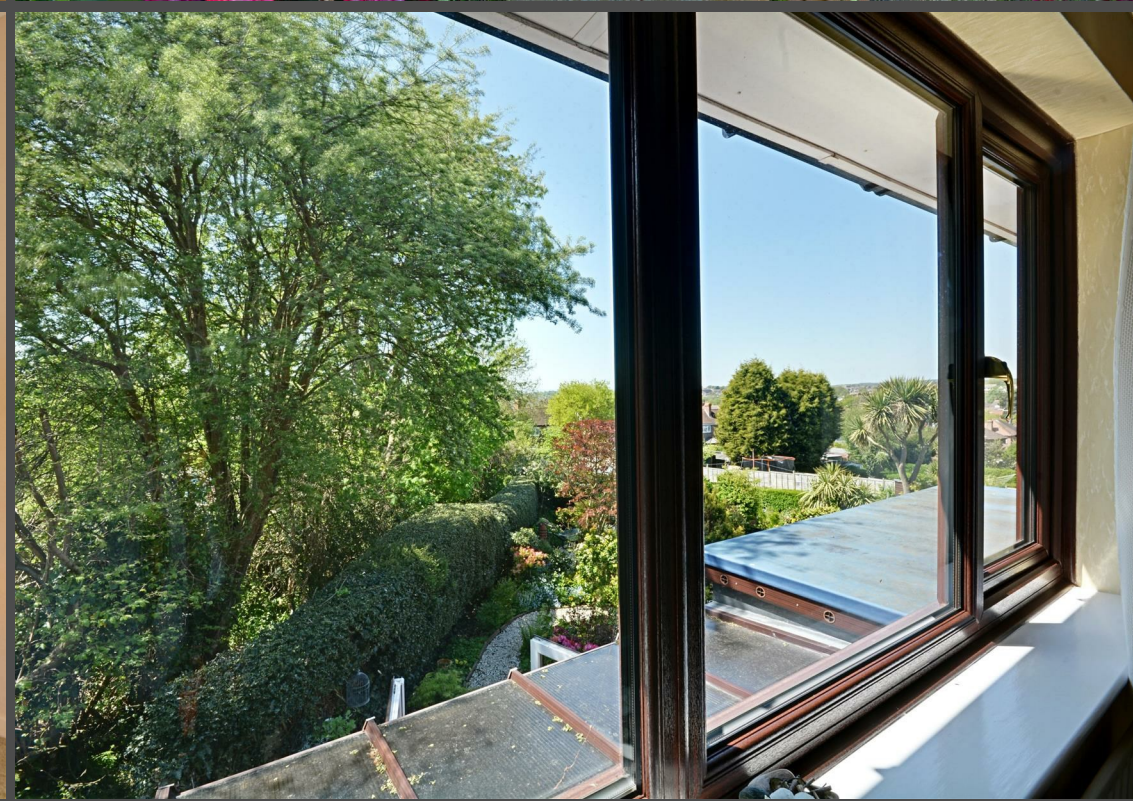
Southerly aspect all enclosed with fencing and hedging, various patio areas for alfresco dining, chip stone pathways, mature shrubs and flowerbeds that are all well stocked, outside water tap.

**Garage**

Single garage with metal up and over door, personal door into the conservatory, power and light, additional obscured glass window to the rear.

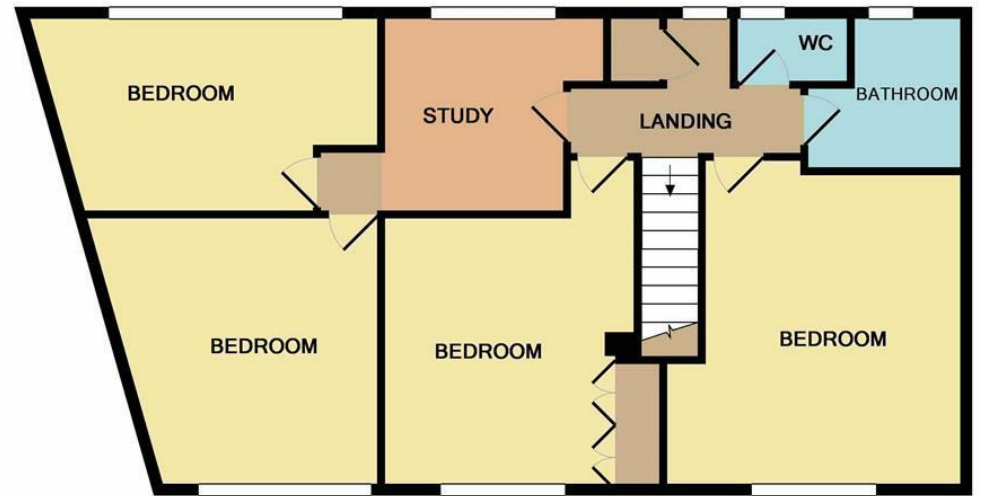
**Agents Notes**

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.



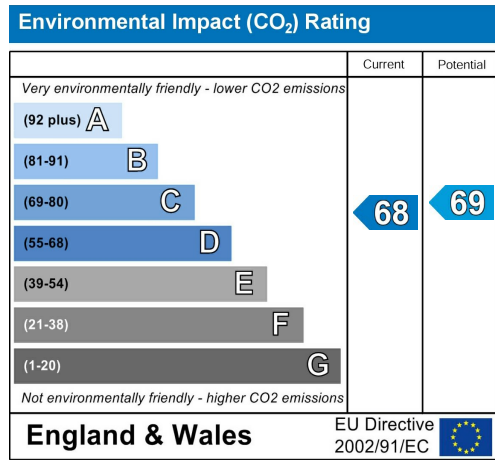
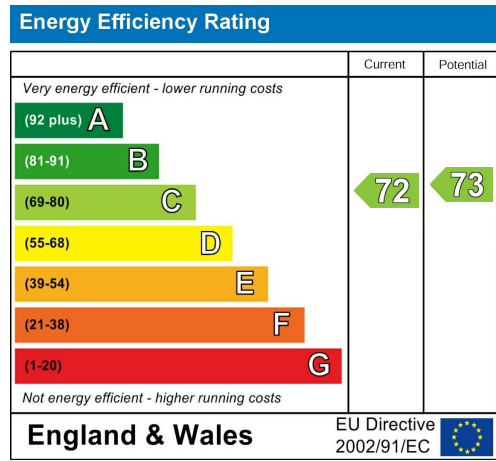


GROUND FLOOR



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 purchaser.  
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**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**