

**RUSH  
WITT &  
WILSON**



**10 Grazebrook Close, Bexhill-On-Sea, East Sussex TN39 4TB  
£642,500**

**A beautiful three bedroom detached chalet style house, situated in the highly sought after Cooden area of Bexhill, gas central heating system, double glazed windows and doors, stunning Victorian fireplace in main reception room, kitchen/dining room, downstairs cloakroom, entrance lobby, large workshop and studio with vaulted ceilings, double glazed conservatory, off road parking, private front, stunning southerly facing rear and side gardens, viewing comes highly recommended by RWW sole agents.**



### **Entrance Hallway**

With entrance door, windows to the front and side elevations, double radiator, built in cloaks cupboard.

### **Living Room**

22'9 x 12'1 (6.93m x 3.68m)

Exposed floorboards, stunning cast iron and tiled insert Victorian fireplace with hardwood ornate surround and mantle, bay window to the southerly elevation overlooking the gardens with further window to side, two double radiators.

### **Kitchen/Dining Room**

25'6 x 11'6 (at widest point) (7.77m x 3.51m (at widest point))

Bay window to the front elevation, window to side, double radiator, fitted kitchen comprising a range of base and wall units with laminate wood edge worktops, single bowl single drainer sink unit with mixer tap, space for fridge/freezer, space for cooker, tiled floor, door leads to side hallway.

### **Side Hallway**

Two windows and door to side, built in utility's cupboard with plumbing for washing machine and shelving, additional storage cupboard, additional utility's cupboard, double radiator, doors lead to workshop and conservatory.

### **Conservatory**

17'4 x 8'9 (5.28m x 2.67m)

Hardwood and double glazed construction, French doors leading to the side, windows to the side and rear elevations, two double radiators, Victorian style tiled floors, pitched roof.

### **Workshop**

20'2 x 10'5 (6.15m x 3.18m)

Windows and private doors to the front, obscured glass window to the side, two double radiator.

### **Inner Hallway**

Double radiator, built in cloaks cupboard, built-in linen cupboard with radiator.

### **Bedroom One**

16'7 x 11'10 (5.05m x 3.61m)

French doors and window lead to the private gardens, exposed floorboards, double radiator.

### **Bedroom Two**

15'5 x 12'3 (4.70m x 3.73m)

Windows overlooks the private gardens, double radiator, built in wardrobe cupboards.

### **Bathroom**

A beautiful suite comprising roll top bath with hand-shower attachment, chrome controls and chrome showerhead, glass splashbacks, ornate wash hand basin, wc with low level flush, single radiator, half height wood panelling, vanity unit, windows to both the side and rear elevations.

### **First Floor Landing**

#### **Cloakroom**

WC with low level flush, single radiator, obscure glass window to the front elevation.

#### **Bedroom Three**

21'2 x 9'7 (6.45m x 2.92m)

Window to both the side and rear elevations, double radiator, vanity unit with inset wash hand basin.

#### **Studio**

31'9 x 24'7 (9.68m x 7.49m)

Vaulted ceiling, Velux windows to the side and front elevation, captains window to the side with a distant sea view, exposed joists and beams, built-in sink, four single radiators, built in airing cupboard housing the hot water cylinder and slatted shelving.

#### **Outside**

##### **Front Garden**

Mainly laid to lawn, with beautifully arranged shrubbery, plants and flowers of various kinds, outside water tap, off road parking is available on bricked paved driveway, side access to the rear garden.

##### **Side & Rear Gardens**

Gardeners paradise, beautifully landscaped with a whole host of different flowers, shrubs, plants and trees of various kinds, greenhouse, trellising, outside water tap, two potting shed, paved areas, patio areas for alfresco dining, south westerly elevation, all enclosed with fencing to all sides offering privacy and seclusion, side access to the front via gate.

#### **Agents Note**

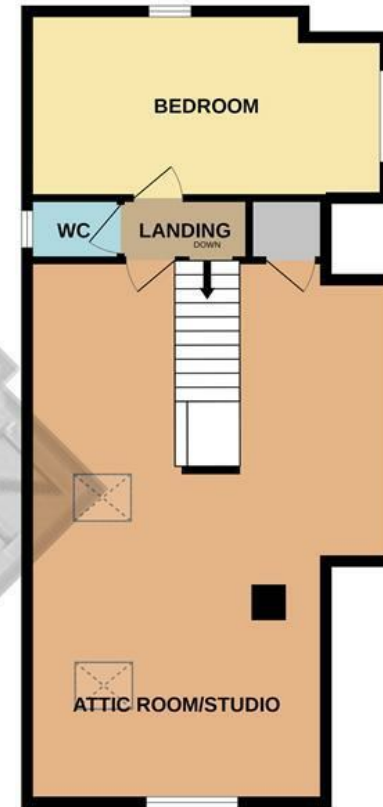
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose



GROUND FLOOR  
1502 sq.ft. (139.5 sq.m.) approx.

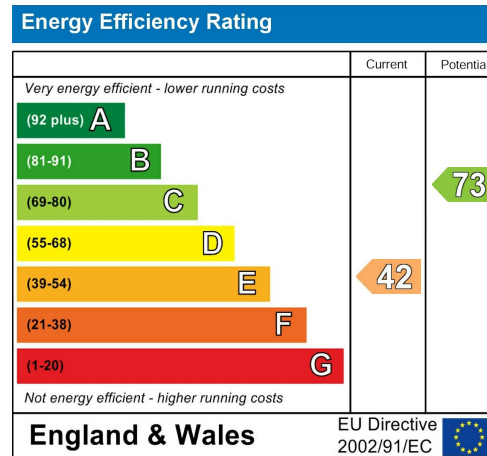


1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 2175 sq.ft. (202.1 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.  
Made with Metropix ©2022



**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**