

**RUSH  
WITT &  
WILSON**



**9 Glenleigh Avenue, Bexhill-On-Sea, East Sussex TN39 4EG  
Offers In Excess Of £749,000**

**A stunning four double bedroom detached family house with stunning views over Bexhill towards the sea, three reception rooms, three bathrooms, downstairs cloakroom, beautiful orangery, beautiful new kitchen/ breakfast room, laundry room, living room, dining room, gas central heating system with new boiler, double glazed windows and doors, off road parking, private front and landscaped rear gardens. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hall**

With entrance door, under stairs storage cupboard, single radiator, engineered oak flooring.

### **Cloakroom**

W.c. with concealed cistern, wall mounted wash hand basin with vanity unit, chrome heated towel rail, tiled walls and floor, obscured glass window to the side elevation.

### **Living Room**

20 x 11'8 (6.10m x 3.56m)

Double radiator, bay window to front elevation, beautiful inset real flame gas fire contemporary with glass front.

### **Dining Room**

17'1 x 12'6 (5.21m x 3.81m)

Double radiator, engineered oak flooring, door leading through to garage, window looking into the orangery with french doors.

### **Kitchen/Breakfast Room**

26'9 x 11'1 (8.15m x 3.38m )

Stunning fitted kitchen, recently refitted comprising a range of base and wall level units with quartz white straight edged work tops, one and a half bowl single drainer sink unit with mixer tap, built-in dishwasher, Stoves range cooker with induction hob- ovens and matching extractor canopy with light, tiled splash backs, space for American style fridge/ freezer, concealed lighting, breakfast bar area, single radiator, window and door to side elevation, further window to side elevation, vertical radiator, herringbone style flooring.

### **Orangery**

18'1 x 13'7 (5.51m x 4.14m)

Overlooks the rear garden with french doors to either side patio areas, double radiator, tiled floor, large sky light.

### **First Floor Landing**

Windows to front and side elevations.

### **Bedroom One**

18'5 x 12'3 (5.61m x 3.73m)

Two windows overlooking the front elevation, single radiator, built-in wardrobe cupboards.

### **En-Suite**

Comprising double width walk-in shower with chrome controls and shower head, chrome heated towel rail, w.c.

with concealed cistern, inset wash hand basin with vanity unit beneath, tiled walls.

### **Bedroom Three**

17'7 x 10'5 (5.36m x 3.18m)

Double radiator, two windows overlooking rear elevation with stunning views.

### **Bedroom Four**

14'3 x 11 (4.34m x 3.35m)

Double radiator, window to rear elevation with stunning views, built-in wardrobe cupboard.

### **Laundry Room**

10'8 x 8 (3.25m x 2.44m)

Double radiator, slatted shelving for clothing.

### **Bathroom**

Suite comprising double ended bath with hand shower attachment, w.c. with low level flush, wall mounted wash hand basin with vanity unit beneath, tiled floor and walls, heated chrome towel rail, two obscured glass windows to side elevation, double width walk-in shower with chrome controls and chrome shower head.

### **Second Floor Landing**

Velux window to front elevation.

### **Bedroom Two**

17'8 x 7'5 (5.38m x 2.26m)

Two velux windows overlooking the rear elevation with stunning views, double radiator, cupboard leads to eave storage space, walk-in dressing room with double radiator, cupboard to further eave storage space.

### **En-Suite**

W.c. with low level flush, wall mounted wash hand basin, vanity unit and draws beneath, double radiator.

### **Shower Room**

Walk-in shower with chrome controls and fixed shower head, double radiator, tiled floor, cupboard to eave storage space.

### **Outside**

### **Front Garden**

Well stocked shrub and flower bed enclosed by fencing and

retaining walls, extensive off road parking with additional shrubbery, side access via a gate.

### **Rear Garden**

South facing, extensive in its size with beautiful sun terrace areas offering three different seating areas, beautiful rockery features, leads out onto the main lawned area with beautiful brick pathways, well established and stocked flower and shrub beds of various kinds, all enclosed with timber framed fencing and retaining walls, small oriental fish pond, further pathways, timber framed summer house, compost area to the far rear of the garden, beautiful trees and plants of various kinds, main circular shrub bed feature with roses.

### **Garage/ Utility**

Electric up and over door, integral to the property, work bench, additional storage, base and wall units with single drainer sink unit, plumbing for washing machine and space for tumble dryer.

### **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



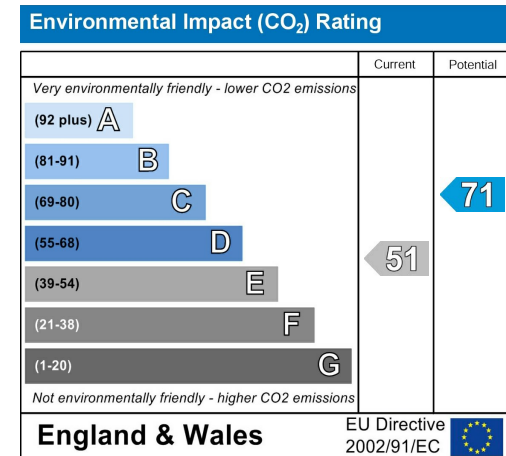
1ST FLOOR



2ND FLOOR



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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