RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

18 Crofton Park Avenue, Bexhill-On-Sea, East Sussex TN39 3SE

£650,000

* VIEWINGS FROM MONDAY 7TH FEBRUARY 2022, PLEASE REGISTER WITH RUSH WITT & WILSON TO BOOK A VIEWING * A very spacious four bedroom detached house located in the beautiful Cooden Bexhill. In need of some modernization. The accommodation comprises two reception rooms to the ground floor with downstairs cloakroom, entrance porch, kitchen/ breakfast room and spacious entrance hall. The first floor accommodation comprises four bedroom's and main bathroom as well as en-suite to master bedroom. Outside we have two garages with electrically operated doors, off road parking on brick paved driveway, mature front garden and side access to the south facing private rear garden. Further features include gas central heating system, double glazed windows and doors, , entrance porch and off road parking. Viewing comes highly recommended by RWW sole agents.

Entrance Porch
With patio doors, windows to the front and side elevations.

Entrance Hallway
Under stairs storage cupboard, double radiator.

Cloakroom
WC with low level flush, wall mounted wash hand basin, part tiled walls, single radiator.

Sitting Room
22'5 x12'6 (6.83m x3.81m)
Windows to rear elevation, French doors to the the rear elevation, two double radiators, fireplace with real flame gas fire.

Dining Room
12'2 x 10'2 (3.71m x 3.10m)

Kitchen
11'7 x 9'3 (3.53m x 2.82m)
Window to the rear elevation overlooking the south facing rear garden, single radiator, breakfast bar, built in storage cupboards, additional fitted kitchen comprising a range of matching wall and base units with laminate straight edge worktops, single drainer sink unit with mixer tap, partly tiled walls, built in fridge, space for gas cooker.

Sun Room
14'8 x 10'7 (4.47m x 3.23m)
Windows overlook the rear southerly elevation, double radiator, door leading out to rear garden, door through to garage.

First Floor Landing
Window to the front elevation, single radiator, access to roof space, built in airing cupboard.

Bedroom One
16'7 x 12'3 (5.05m x 3.73m)
Window to the rear elevation, single radiator, far reaching views with glimpse of the sea.

En-Suite
Comprising inset wash hand basin with vanity unit, WC with concealed cistern, double radiator, bidet, half height wall tiling, obscure glass window to the rear elevation.

Bedroom Two
13'3 x 11'10 (4.04m x 3.61m)
Window to the rear elevation, single radiator, built in wardrobe cupboards.

Bedroom Three
12'4 x 9'10 (3.76m x 3.00m)
Window to the front elevation, single radiator, built in wardrobe cupboards.

Bedroom Four
13' x 9'2 (3.96m x 2.79m)
Window to the front elevation, single radiator.

Bathroom
Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, chrome heated towel rail, WC with low level flush, his and hers inset wash hand basins with vanity units, double radiator, pert tiled walls, obscured glass window overlooks the front elevation.

Outside

Front Garden
Mainly laid to lawn with a beautiful weeping willow and additional lawned areas with shrubbery, extensive off road parking on bricked paved driveway.

Rear Garden
South facing rear garden is mainly laid to lawn with a beautiful bricked sun terrace area, extensive well stocked shrub and flowerbeds with a huge variety of mature shrubbery, trees and plants of various kinds , timber framed shed, fully enclosed with a combination of fencing to all sides offering privacy and seclusion, the southerly elevation offers a beautiful sunny aspect, outside water tap.

Side Garden
Mainly laid to lawn with gate and brick wall, lean too conservatory, nicely planted shrub and flowerbeds. Fully enclosed with a combination of fencing to all sides offering privacy and seclusion.

Garage One
Electric Up & Over Door, Power & Light, partly used as Utility Room to the rear.

Garage Two
Electric Up & over door, power and light.

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.

Utility Room
Base and wall units, single drainer sink unit, door to side, access to garage.

GROUND FLOOR
APPROX. FLOOR
AREA 1169 SQ.FT.
(108.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 755 SQ.FT.
(70.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1924 SQ.FT. (178.7 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
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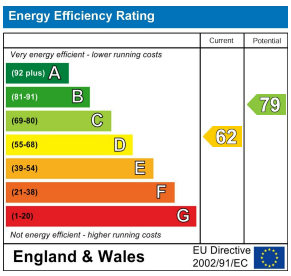

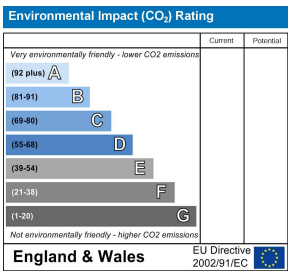

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