

**RUSH  
WITT &  
WILSON**



**The Hundreds Maple Avenue, Bexhill-On-Sea, East Sussex TN39 4ST  
£799,000**

**An impressive five bedroom detached character property with stunning private front and rear gardens, beautiful newly refurbished traditional kitchen/ breakfast room complete with solid wood work tops and AGA cooker, located in the beautiful highly sought after area of Cooden Bexhill, gas central heating system, double glazed windows and doors, two bathrooms, two reception rooms, conservatory, off road parking, double garage, downstairs cloakroom. Viewing comes highly recommended by sole agents RWW.**



## Covered Entrance Porch

### Entrance Hallway

Double radiator, window to rear elevation, under stairs storage cupboard, chub alarm key pad.

### Cloakroom

W.C. with low level flush, corner wash hand basin, tiled splash backs, window to front elevation.

### Living Room

22'5 x 14 (6.83m x 4.27m)

Windows to side and rear elevations, two double radiators, ornate open fireplace with slate tiled plinth and gas wood burning stove, door leading to conservatory.

### Dining Room

17 x 11'6 (5.18m x 3.51m)

Window to rear elevation, double radiator, door leading to conservatory, beautiful ornate feature fireplace.

### Conservatory

11'6 x 8'2 (3.51m x 2.49m)

Overlooks the rear garden with french doors leading out towards the patio.

### Kitchen/Breakfast Room

21'5 x 10'3 (6.53m x 3.12m)

Two windows to front elevation, refurbished traditional kitchen comprising light cream fronted base and wall units with solid wood work tops, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, gas fired AGA cooker with tiled splash backs gas hob and electric fan oven, two seating areas for table and chairs, large walk-in larder cupboard with shelving, window to front elevation, door leading to garage, french doors leading out to rear patio.

### First Floor Landing

Turned staircase with window to rear elevation with stunning views over the gardens, built-in storage cupboard, single radiator, additional window.

### Bedroom One

15'7 x 12'9 (4.75m x 3.89m)

Window to rear elevation, double radiator, walk-in dressing room, additional built-in wardrobe cupboard.

### En-Suite

Suite comprising panelled bath with chrome shower controls and hand shower attachment, W.C. with low level flush, pedestal wash hand basin, single radiator, window to front elevation.

### Bedroom Two

14'7 x 11'5 (4.45m x 3.48m)

Windows to both rear and side elevations, built-in wardrobe cupboard, double radiator.

### Bedroom Three

12'11 x 11'9 (3.94m x 3.58m)

Windows to side and rear elevations, single radiator, built-in wardrobe cupboards.

### Bedroom Four

11'10 x 7'2 (3.61m x 2.18m)

Windows to both side and front elevation, single radiator, built-in wardrobe cupboard.

### Bedroom Five

8'2 x 7 (2.49m x 2.13m)

Window to front elevation, built-in cupboard housing gas boiler which was new in 2017, single radiator.

### Bathroom

Suite comprising panelled bath, W.C. with low level flush, chrome heated towel rail, pedestal wash hand basin, tiled splash back, walk-in shower cubicle with chrome controls and chrome shower head, built-in linen cupboard.

### Outside

#### Front garden

Mainly laid to lawn with beautiful well stocked shrub and flowerbeds, iron gate to bricked pathway leading to entrance door, side access, all enclosed with hedging and fencing to all sides, off road parking available on driveway.

#### Rear Garden

Extensive rear gardens with a whole host of beautiful shrub and flower bed features, mainly laid to lawn all enclosed by mature shrubbery and hedging to all sides, beautiful circular shrubbery and flower display, summer house, greenhouse, patio areas for alfresco dining, covered area, beautiful specimen trees of various kinds, beautiful wall place to enjoy this garden.

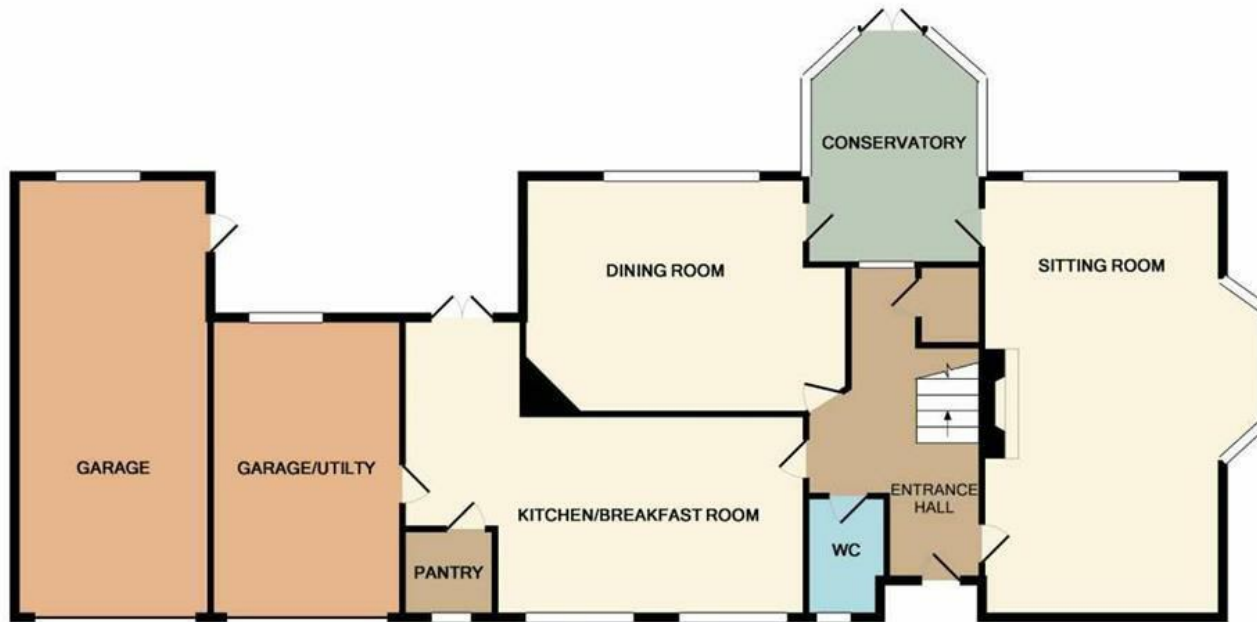
### Double Garage

Up and over electric doors, power and light, window to rear elevation. Part of one garage is being used as a utility room with space for fridge/freezer, plumbing for washing machine, solid wood block work top with single stainless steel sink and base unit with additional wall units.

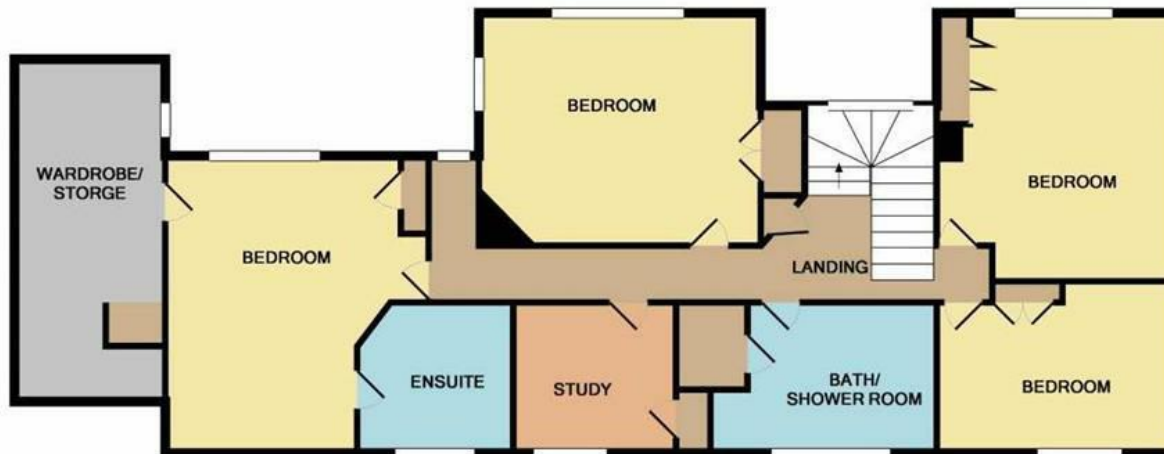
### Agents Notes

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.



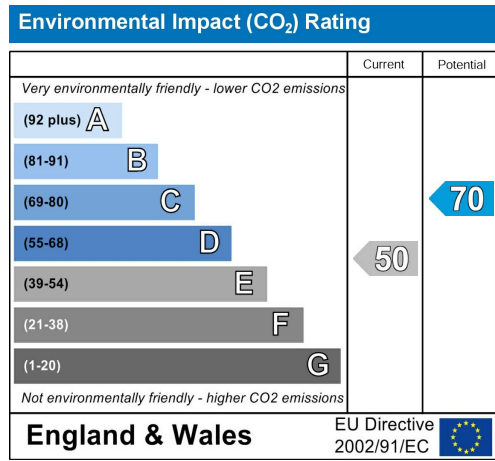
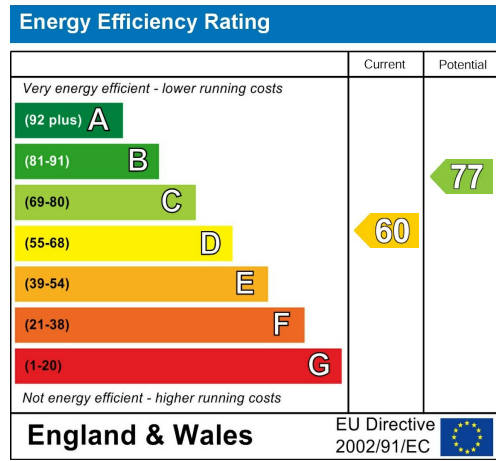
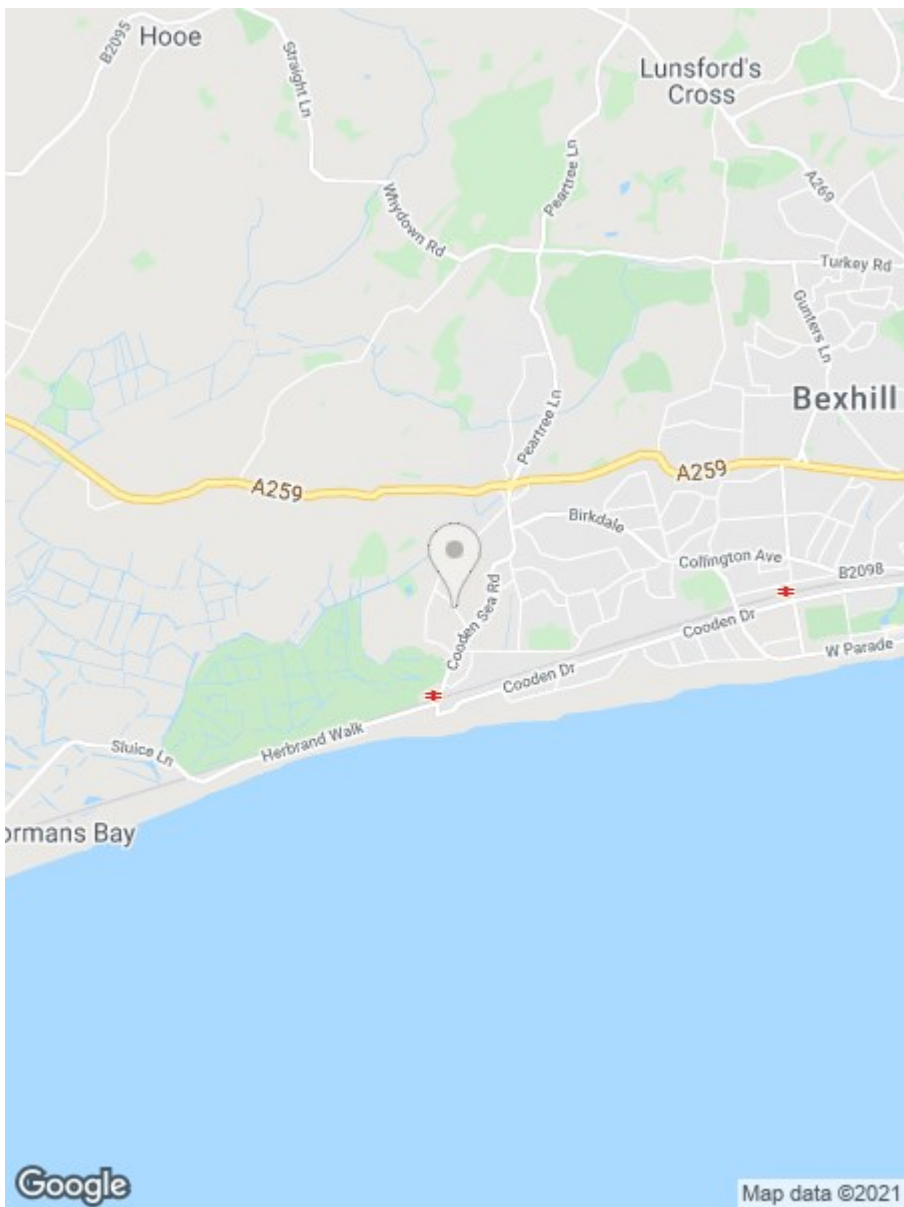


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1263 SQ.FT.  
 (117.3 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1066 SQ.FT.  
 (99.0 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 2329 SQ.FT. (216.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors, etc. and any other items are approximate and no responsibility is taken for any errors, 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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