

**RUSH
WITT &
WILSON**



**Westcourt Westcourt Drive, Bexhill-On-Sea, East Sussex TN39 3NA
Offers In The Region Of £925,000**

A beautiful substantial four bedroom circa. 1930's detached family house, elegant and spacious in style with stunning character and features, situated opposite the picturesque leafy Collington Woods Bexhill, close proximity to seafront and mainline railway station to London, stunning reception hall, four reception rooms, cinema room, solid oak flooring, downstairs cloakroom, potential annex accommodation on the ground floor, three bathrooms, gas central heating system, double glazed windows and doors, kitchen/breakfast room with upvc conservatory overlooking the southerly elevation, utility/ boot room, beautiful private front and side rear gardens with additional courtyard, detached double garage, in-out driveway, viewing comes highly recommended by RWW sole agents.



Reception Hall 28'9" x 11'7" at widest point (8.76m x 3.53m at widest point) Entrance door with obscure glass window to the front elevation, solid oak flooring, coconut mating, under stairs storage cupboard, double radiator.	dishwasher, Neff gas hob with extractor canopy and light, Neff integrated double oven with grill, built in fridge and freezer, further wall units with glass fronts, tiled splashbacks.	Front Garden Mainly laid to lawn with a beautiful gravelled in-out driveway accessed via double gates, off road parking for multiple vehicles, mature plants, shrubs and tress adorn the front with beautiful views of woodland, log store, all enclosed with fencing to all sides, offering privacy and seclusion, outside lighting.
Cloakroom WC with low level flush, pedestal wash hand basin, obscure glass window to the side elevation, double radiator.	Cinema Room 15'7" x 8'9" (4.75m x 2.67m) Windows overlook both the front and side elevations, double radiator.	Detached Double Garage With power and light, personal door to the rear with window.
Living Room 22'1" x 14'6" (6.73m x 4.42m) Two windows overlook the front elevation with beautiful bay window to the side, stunning open fireplace, bricked with tiled mantle, two double radiators.	First Floor Landing Via beautiful elegant turn staircase, obscure glass windows to the rear elevation, access to roof space, large built in linen cupboard, airing cupboard with slatted shelving and hot water tank.	Rear & Side Gardens Mainly laid to lawn with beautiful landscaped patio areas for alfresco dining and entertaining, a whole host of well stocked flower and shrub beds can be found, mature hedging offering mature privacy and seclusion, chip stone features and seating areas. To the rear of the property can be found raised flower and shrub beds, timber framed shed, composite shed, a courtyard area can be found to the other side of the property.
Dining Room 13'1" x 13' (3.99m x 3.96m) Windows to both the side and rear elevations, double radiator, beautiful cast iron Victorian style fireplace.	Bedroom One 22'3" into bay x 14'10" (6.78m into bay x 4.52m) Two windows overlook the front elevation onto a beautiful woodland vista, two double radiators, bay window to the side southerly elevation.	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.
Downstairs Bedroom/Study 13' x 9'8" (3.96m x 2.95m) Window to the side elevation, solid oak wood flooring, double radiator, potential to use as annex subject to slight alterations.	Bedroom Two 14'5" x 13' (4.39m x 3.96m) Windows to the side elevation, double radiator.	
Bathroom Modern suite comprising panelled shower/bath with shower screen and hand-shower attachment with fixing, chrome heated towel rail, corner wash hand basin with vanity unit, wc with low level flush, tiled walls, obscured glass window to the rear elevation.	Bedroom Three 15'8" x 10'8" (4.78m x 3.25m) Window to the front elevation, double radiator.	
Boot Room/Utility Room Door to front elevation, window to side elevation, base and wall units with straight edge laminate worktops, plumbing for washing machine, space for tumble dryer.	Bedroom Four 15'1" x 7'10" (4.60m x 2.39m) Window to the front elevation, double radiator.	
Kitchen/Breakfast Room 26'2" x 12'9" (7.98m x 3.89m) The conservatory area overlooks the front, side and rear elevations, UPVC construction with French doors leading out to the patio area, the kitchen consists of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, integrated	Bathroom Suite comprising jacuzzi style bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, walk in shower cubicle with chrome controls, fixed chrome showerhead and hand-shower attachment, Chrome heated towel rail, tiled walls, obscured glass windows overlook the side elevation.	
	Additional Bathroom Suite comprising panelled bath with hand-shower attachment and fixing, wc with low level flush, pedestal wash hand basin, obscure glass window to the rear elevation, heated towel rail.	
	Outside	







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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