

**RUSH  
WITT &  
WILSON**



**6 Hawthorn Avenue, Bexhill-On-Sea, East Sussex TN39 3UZ  
£329,950**

**A beautifully presented three bedroom semi detached house, double glazed windows and doors, gas central heating system, two reception rooms, living room and separate dining room, downstairs cloakroom, highly sought after Cooden location over looking pleasant green with trees, private front and rear gardens, garage, off road parking, down stairs cloakroom. Viewing comes highly recommended by Rush, Witt and Wilson sole agents.**



### **Entrance Porch**

With UPVC double glazed entrance door leads in to private hallway.

### **Entrance Hallway**

With hardwood entrance door, double radiator, engineered oak flooring, built in cloaks cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin with tiled splash back, single radiator.

### **Living Room**

19'8 x 14'5 (5.99m x 4.39m)

Window to the rear elevation, westerly facing rear garden, door leading to rear patio, two double radiators, feature fireplace with real flame fire.

### **Dining Room**

15'4 x 8' (4.67m x 2.44m)

Window to front elevation, double radiator, engineered oak flooring, two built in storage cupboards with plumbing space for washing machine and space for tumble dryer.

### **Kitchen**

10'1 x 7'9 (3.07m x 2.36m)

Modern refitted kitchen comprising a range of cream high gloss finished base and wall units with wood affect laminate worktops, induction hob with extractor canopy and light, tiled splash backs, integrated double oven and grill, space for fridge freezer, window to front elevation, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, led lighting.

### **First Floor Landing**

Access to roof space via loft ladder, airing cupboard with slatted shelving and hot water tank.

### **Bedroom One**

14'5 x 11'1 (4.39m x 3.38m)

Window to rear elevation, double radiator.

### **Bedroom Two**

11' x 12'5 (3.35m x 3.78m)

Window to front elevation, double radiator.

### **Bedroom Three**

10'9 x 8'6 (3.28m x 2.59m)

Window to rear elevation, double radiator.

### **Bathroom**

Modern refitted bathroom suite comprising shower/bath with fixed shower head and hand shower attachment, shower screen, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, tiled walls, chrome heated towel rail, wood affect flooring, obscured glass window to the front elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with shrub beds, enclosed with railway sleepers, bricked paved pathway to entrance door, side access available.

#### **Rear Garden**

Westerly facing with patio area for alfresco dining, timber framed shed, mainly laid to lawn with shrub and flowerbeds that are well stocked, outside water tap, all enclosed with fencing to all sides and side access to the front of the property.

#### **Garage**

27'2" x 10'5" (8.3m x 3.19)

Electrically operated roller door with window to rear elevation and personal 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.





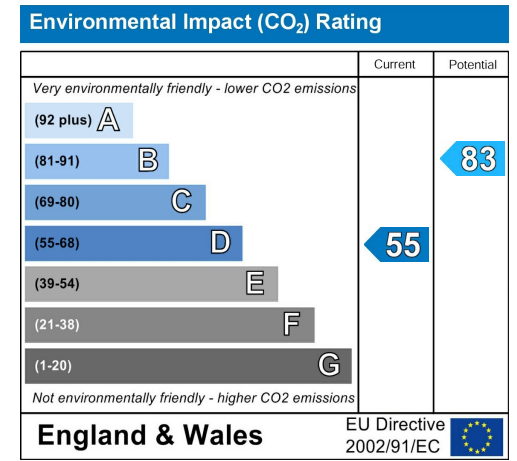
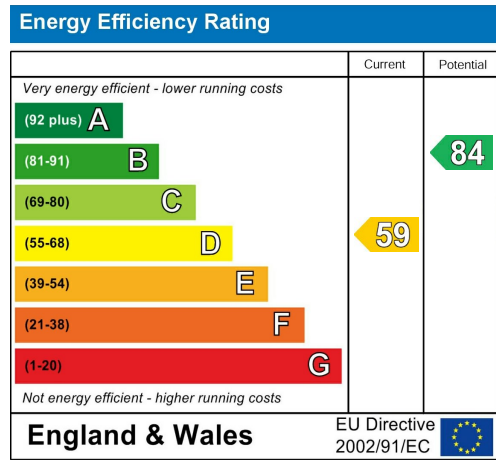
GROUND FLOOR  
APPROX. FLOOR  
AREA 821 SQ.FT.  
(76.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 513 SQ.FT.  
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 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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