

RUSH  
WITT &  
WILSON



**6 Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3LT**  
**Guide Price £775,000**

A stunning five bedroom detached family house with four reception rooms, beautiful original features throughout, sympathetically restored and presented to an exceptional standard by the current vendors, stunning fireplaces, impressive reception hall, entrance vestibule, downstairs cloakroom, gas central heating system, double glazed windows and doors, private front and rear gardens, log cabin-home office, extensive off road parking, garage, situated in the sought after Collington location, within close proximity to Collington mainline rail station with direct links to London Victoria, Bexhill Seafront, local amenities and just a short walk to Bexhill town centre. Viewing comes highly recommended by RWW sole agents.

Council Tax Band F.



## **Entrance Vestibule**

With entrance door, glass window, oak effect flooring.

## **Cloakroom**

WC With low level flush, corner wash hand basin, double radiator, tiled walls, obscured glass window to the side elevation.

## **Reception Hall**

17'1 x 9'4 (5.21m x 2.84m)

Exposed joinery, oak effect flooring, window to the front elevation, double radiator, stunning cast iron fireplace.

## **Living Room/Orangery**

28'8 x 13'4 (8.74m x 4.06m)

Exposed joinery, stunning Art Nouveau cast iron fireplace with log burning stove, oak flooring, underfloor heating, windows to both side and rear elevations with French doors leading out to the garden, sky lantern.

## **Study**

9'11 x 9'8 (3.02m x 2.95m)

Window to the rear elevation, oak flooring, underfloor heating, door through to the garage.

## **Archive Room**

8'0" x 21'3" (2.44 x 6.48)

Converted and insulated, fire proof door to garage, door through to study.

## **Kitchen**

23'2 x 10'2 (7.06m x 3.10m)

Window to both the rear and side elevations, door leading out to side access, re-fitted kitchen comprising a range oak effect base and wall units with quartz marble effect worktops, one and half bowl stainless steel sink unit with mixer tap, free standing Stoves cooker, integrated fridge, large serving hatch into breakfast room, roll top radiator.

## **Breakfast room**

11'5 x 10'8 (3.48m x 3.25m)

Double radiator, Esse wood burning stove with hot plate and oven beneath with and glass front set on terracotta tiling, fitted dresser with cupboards and glass fronted cabinets, French doors lead out onto the rear garden, some exposed joinery, picture rail.

## **Dining Room**

19'6 x 13'2 (5.94m x 4.01m)

Large bay window overlooks the front elevation, double radiator, stunning cast iron fireplace with hardwood surround, exposed joinery.

## **First Floor Landing**

With split staircase, access to roof large roof space with potential for conversion subject to planning.

## **Bedroom One**

19'5 x 13'2 (5.92m x 4.01m)

Large bay window overlooks the front westerly elevation, double radiator, cast iron fireplace, exposed pine floorboards, fitted wardrobe cupboards, double radiator.

## **Bedroom Two**

13'5 x 14'6 (4.09m x 4.42m)

Window to the rear elevation, double radiator, exposed pine floorboards, cast iron fireplace.

## **Bedroom Three**

11'2 x 11'5 (3.40m x 3.48m)

Window to the rear elevation, double radiator, exposed pine floorboards.

## **Bedroom Four**

9'5 x 9'10 (2.87m x 3.00m)

Window to the front elevation, double radiator, cast iron fireplace, exposed pine floorboards.

## **Bedroom Five**

11'1 x 9'8 (3.38m x 2.95m)

Window to the front elevation, double radiator, cast iron fireplace, exposed joinery, exposed pine floorboards.

## **Family Bathroom**

Suite comprising corner bath with hand/shower attachment, walk in shower cubicle with chrome controls and chrome showerhead, wc with low level flush, ornate wash hand basin.

## **Outside**

## **Front Garden**

Tastefully arranged with raised flowerbeds enclosed with sleepers, other shrub and flowerbeds with mature plants of various kinds, retaining wall, twin entrance to driveway,

extensive off road parking available on brick paved driveway, access to garage, external lighting.

## **Garage**

With electrically operated roller door, power and light, personal door to the archive room.

## **Rear Garden**

Beautifully landscaped, mainly laid to lawn with neatly planted shrub and flowerbeds, all well stocked, mature trees, outside water tap, side access is available via timber gate, to the rear of the garden is a beautiful entertaining area with a combination of decking and patio, large timber framed log cabin, to the side of the log cabin there is a nature pond, enclosed with fencing to all sides.

## **Log Cabin**

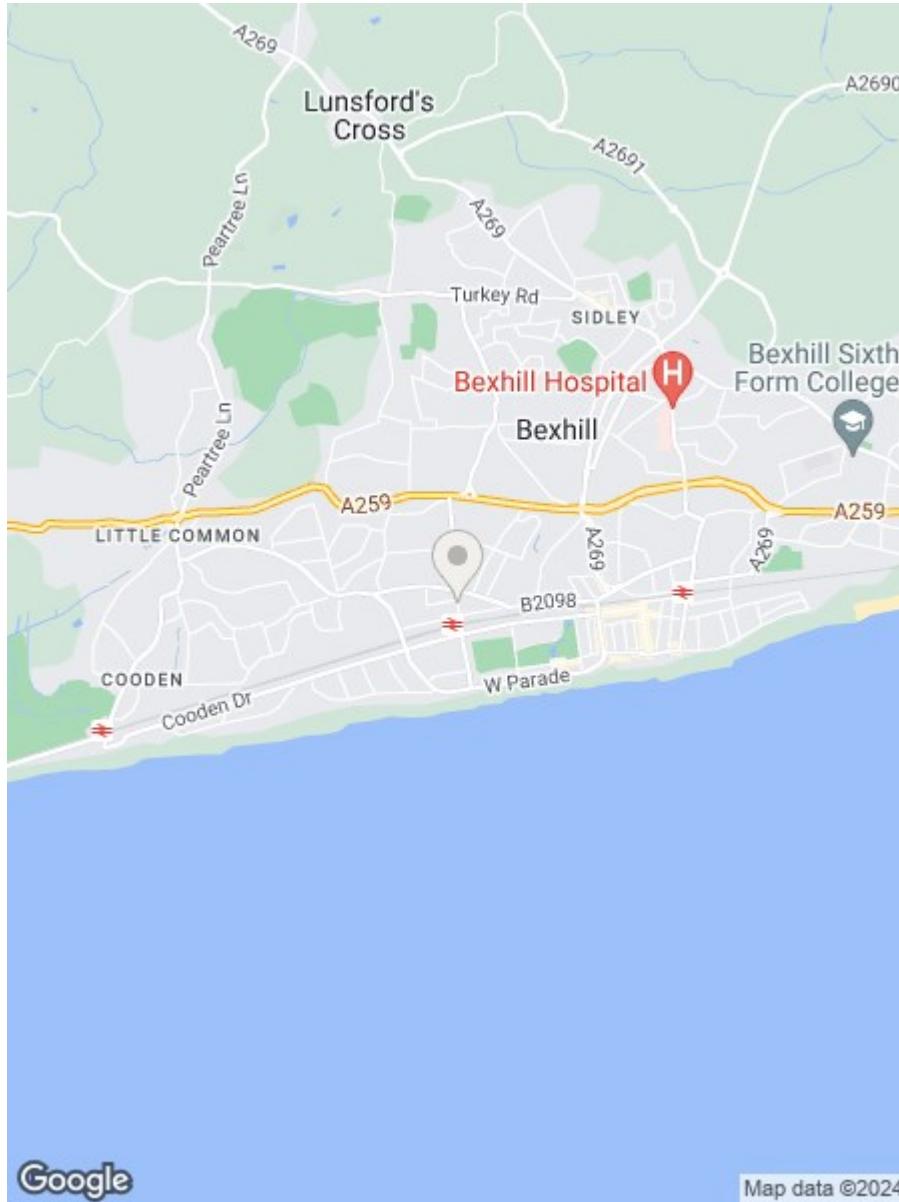
With two rooms, one room for gardening tools and equipment and with window to side, the main part of the log cabin provides covered entertaining space perfect for table and chairs, power and light.

## **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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	