

**RUSH  
WITT &  
WILSON**



**Longview Maple Avenue, Bexhill-On-Sea, East Sussex TN39 4ST  
£895,000**

**A superb three/ four double bedroom detached family house situated in the highly sought after Cooden area of Bexhill. 'Longview' is presented to an exceptional standard by the current vendors with a stunning bespoke kitchen/ breakfast/ family room, utility room, two reception rooms, downstairs cloakroom, beautiful en-suite to master bedroom, oak doors through out, contemporary family bathroom with double ended bath and separate walk-in shower, gas central heating system with underfloor heating to the ground floor and radiators upstairs, double glazed windows and doors, full width sun balcony to the westerly facing rear of the property with views towards the South Downs in Eastbourne, extensive off road parking with in-out driveway, double garage, landscaped westerly facing rear garden, detached brick built office with power and light. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hall**

With two obscure glass windows to the front elevation with entrance door, ceramic floor tiling, under stairs storage area, built in cloak cupboard.

### **Cloak Room**

Contemporary suite comprising wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, half height wall panelling, obscure glass window to the rear elevation, ceramic floor tiling.

### **Living Room**

17'10 x 12'2 (5.44m x 3.71m)

Bi-fold doors lead out onto the rear garden, under floor heating.

### **Tv Room/ Bedroom Four/ Study**

12'4 x 10'1 (3.76m x 3.07m)

Window to the front elevation with plantation blinds, wall mounted shelf and storage cupboard, under floor heating.

### **Kitchen/ Dining / Family Room**

28'3 x 12'7 (8.61m x 3.84m)

Stunning, bespoke, modern kitchen comprising a range of base and wall units with marble granite worktops, induction hob with brushed stainless steel extractor canopy and light, built in double AEG oven with grill, , centre island with stainless sink unit with mixer tap and drainer; breakfast bar area; built in wine fridge; further base units and drawers to the other, bi-folding doors open out onto the rear garden, large area for table and chairs, bay window to the front elevation with plantation blinds, ceramic floor tiling, under floor heating.

### **Utility Room**

11'10 x 8'1 (3.61m x 2.46m)

Matching wall and base units, single drainer sink unit with mixer tap, integrated dishwasher, integrated washing machine and tumble dryer, wood panelling splashbacks, further wall to ceiling wall units, French doors lead out onto the rear garden, ceramic floor tiling.

### **First Floor Landing**

Window to front elevation with plantation blinds, single temporary radiator, access to roof space, built in airing cupboard with slatted shelving.

### **Bedroom One**

16'1 x 12'2 (4.90m x 3.71m)

Patio doors to the rear elevation with plantation blinds, fitted wardrobe cupboards.

### **En-Suite**

Comprising walk in shower with fixed chrome showerhead, chrome controls and shower screen, wc with low level flush, corner wash hand basin with tiled splashbacks, vanity drawers beneath, chrome heated towel rail, obscured glass window to the rear elevation, wood tiled effect flooring.

### **Bedroom Two**

12'8 x 11'9 (3.86m x 3.58m)

Patio doors lead out to westerly facing sun balcony with screen, with stunning distant views of the South Downs and Eastbourne, vertical radiator, fitted sliding door wardrobe.

### **Bedroom Three**

12'8 x 8'9 (3.86m x 2.67m)

Window to the front elevation with plantation blinds, modern single radiator, fitted sliding door wardrobe cupboards.

### **Bathroom**

Luxury suite comprising double ended bath with floating mixing tap, hand shower attachment, walk in double width shower with chrome fixed showerhead and shower attachment, chrome controls, glass shower screen, wc with concealed cistern, wall mounted wash hand basin with vanity drawers beneath, mirror and tiled splashbacks, chrome heated towel rail, wood effect floor tiling, window to the front elevation with plantation blind.

### **Outside**

#### **Front Garden**

Mainly given to extensive off road parking for several vehicles, with in-out driveway, enclosed with fencing to all sides and a centre island to the front with mature hedge.

#### **Rear Garden**

Completely landscaped, stunning in design with beautiful slate patio areas for alfresco dining, westerly facing, retaining walls make a particularly beautiful feature, the rest of the garden is mainly laid to lawn with mature shrub beds, well stocked with trees, plants and shrubs of various kinds, all enclosed with fencing offering privacy and seclusion, side access, purpose built gymnasium/office.

### **Gymnasium/Office**

12'2 x 11'9 (3.71m x 3.58m)

Windows overlook the front and patio doors to the side, wood flooring, vertical electric radiator, power and light.

### **Double Garage**

With personal door to rear, electrically operated up and over door, power and light, wall mounted gas central heating and domestic hot water boiler.

### **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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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