

**RUSH  
WITT &  
WILSON**



**Woodside Cottage, 21 Gillham Wood Road, Bexhill-On-Sea, East Sussex TN39 3BN  
£895,000**

**A beautiful four bedroom detached house situated in the stunning Gillham Wood location Cooden opposite the woods. The property comprises living room with separate dining room, kitchen/ breakfast room complete with AGA, downstairs cloakroom, boot room and beautiful entrance hall. The first floor comprises four bedrooms, two bathrooms- one of which is en-suite. The private gardens were designed by a Hampton Court Palace Award Winner which are extensive and lay to the front and rear of the property with mature shrubs, tree and plants of various kinds, a gardeners paradise! There is also a detached double tandem garage to the side accessed via long graveled driveway. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Porchway**

With entrance door, windows to the front elevation.

### **Reception Hall**

With exposed floorboards, double radiator, built in cloaks cupboards.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, tiled splashbacks, double radiator, obscure glass window to the rear elevation.

### **Living Room**

24'3" x 17'4" (7.39m x 5.28m)

Windows to both the front and side elevations, French doors to the rear, three double radiators, exposed floorboards, fireplace with ornate stone surround and plinth.

### **Dining Room**

17'3" x 13'7" (5.26m x 4.14m)

Window to both front and side elevations, oak effect flooring.

### **Kitchen/Breakfast Room**

14'5" x 17'3" (4.39m x 5.26m)

Windows overlook the rear and side elevations, French doors, Velux windows, bespoke fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge and freezer, oak effect flooring, large full size AGA with hot plates, five ovens and gas hob, tiled splashbacks.

### **Boot Room**

Door to side, wall mounted gas central heating and domestic hot water boiler, plumbing for washing machine, base and wall units, oak effect flooring.

### **First Floor Landing**

Window to the rear elevation.

### **Bedroom One**

16'3" x 10'6" (4.95m x 3.20m)

Windows to the rear and side elevations, double radiator.

### **Bedroom Two**

13'4" x 15'9" (4.06m x 4.80m)

Window to font and side elevations, double radiator, fitted wardrobe cupboards.

### **En-Suite**

Suite comprising panelled bath with chrome controls, hand/shower attachment, wc with low level flush, pedestal wash hand basin, chrome heated towel rail, tiled walls, obscured glass window overlooks the front elevation.

### **Bedroom Three**

14'4" x 13'3" (4.37m x 4.04m)

Window to the front elevation, double radiator, built in wardrobe cupboards, corner wash hand basin.

### **Bedroom Four**

10'5" x 5'6" (3.18m x 1.68m)

Velux window to side elevation, double radiator.

### **Bathroom**

Suite comprising panelled bath with hand/shower attachment and chrome shower controls, shower screen, wc with low level flush, pedestal wash hand basin, chrome heated towel rail, obscured glass window overlooks the rear elevation.

### **Second Floor Converted Loft Room/ Studio**

23'9" x 12'9" (7.24m x 3.89m)

Accessed via spiral staircase, leads to converted loft room. Windows overlook either side elevations and front elevation with glimpse of the sea, eaves storage cupboard.

### **Outside**

#### **Front Garden**

Hampton Court Palace Award winning designed gardens, mainly laid to lawn, beautifully landscaped with bricked paved patio areas, extensive mature shrubbery, trees and plants of various kinds, timber framed gate, side access available through bricked archway.

#### **Rear Garden**

Mainly laid lawn, beautiful mature shrubbery, plants and trees of various kinds, paved pathways, centre pieces, patio area for alfresco dining, outside water tap, green house, timber framed shed, all enclosed in mature hedging and fencing to all sides offering privacy and seclusion.

#### **Detached Double Tandem Garage**

With up and over door, accessed via chipped stone driveway.

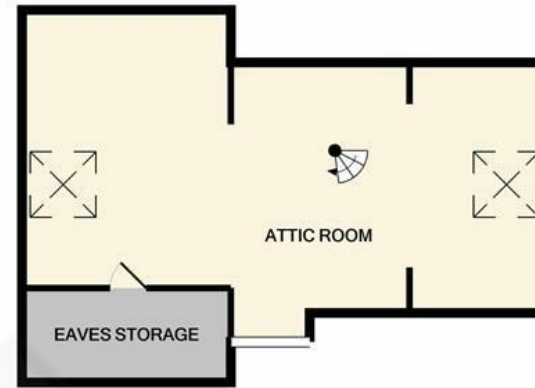
### **Agents Note**

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 1018 SQ.FT.  
(94.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

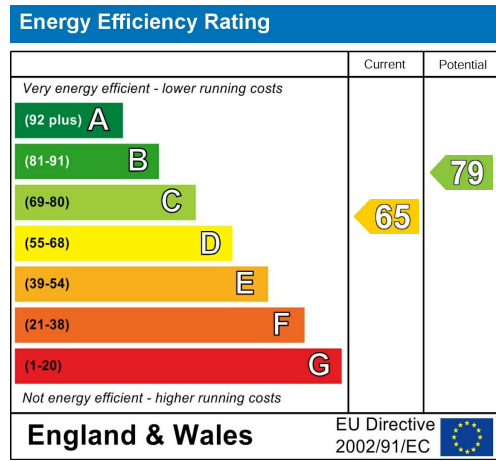
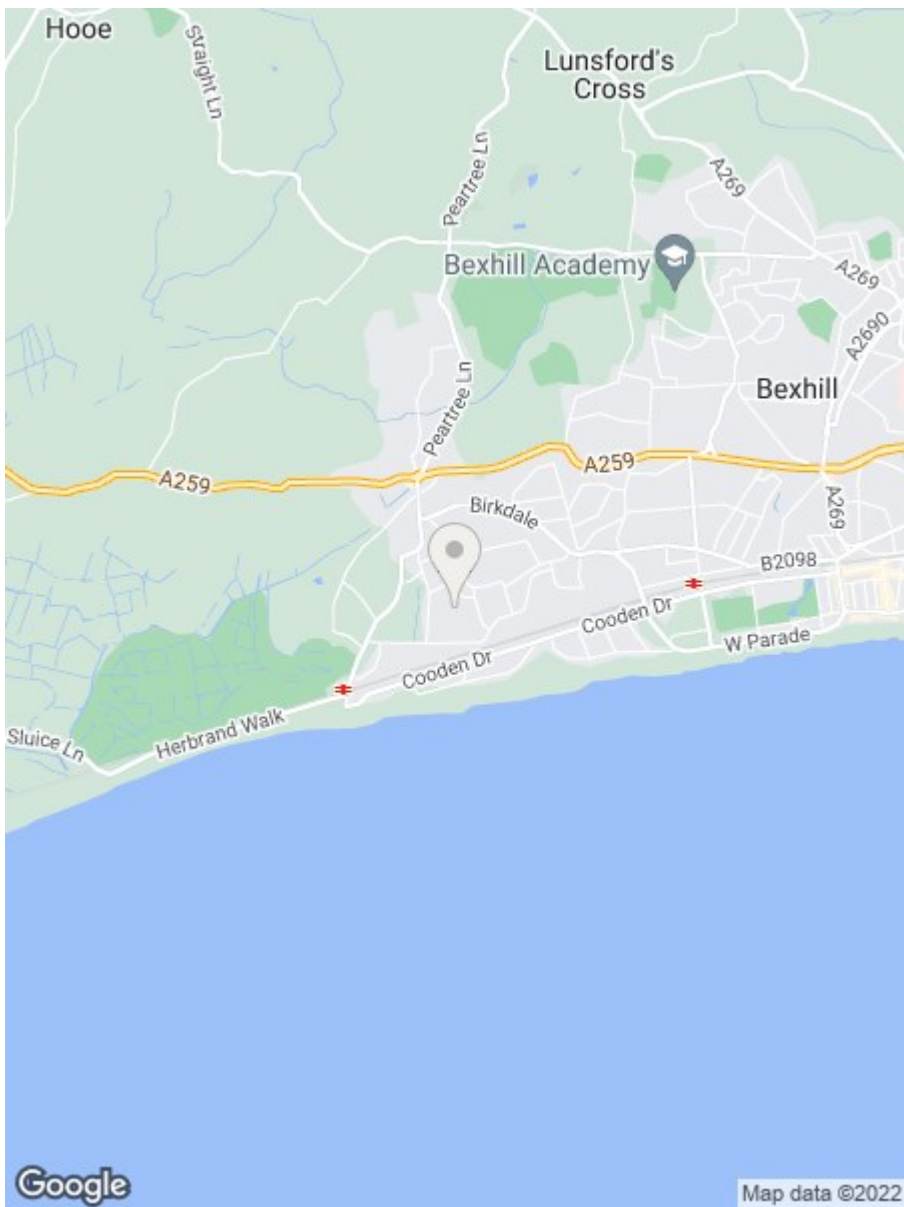


1ST FLOOR  
APPROX. FLOOR  
AREA 832 SQ.FT.  
(77.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2247 SQ.FT. (208.7 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**