

**RUSH
WITT &
WILSON**



**The Willows Maple Walk,, Bexhill On Sea, East Sussex TN39 4SR
£675,000**

A beautifully presented Circa 1930's detached family house with four bedrooms, two bathrooms, conservatory, three reception rooms, stunning kitchen/breakfast room complete with granite worktops, utility room, detached double garage, retaining many of its original character and features, exposed floorboards, downstairs cloakroom, extensive off road parking, gas central heating system, double glazed windows and doors, private gardens, beautiful inset wood-burning stove in main reception room. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Reception Hall

12'7 x 10'3 (3.84m x 3.12m)

Double radiator, exposed floorboards, understairs storage cupboard.

Cloakroom

Refitted suite comprising w.c. with concealed cistern, free standing wash hand basin with mixer tap and vanity unit beneath, modern electric chrome heated towel rail, ceramic wall tiling, LED lighting, obscure glass window to side elevation, tiled floor.

Living Room

14'7 x 14'3 (4.45m x 4.34m)

Bay window to front elevation, oak flooring, inset stovax wood burning stove with quartz plinth, roll top radiator.

Conservatory

14'9 x 10'6 (4.50m x 3.20m)

Overlooks the southerly elevation, UPVC double glazed construction with vaulted roof, double radiator for all year round use, tiled floor, French doors to side.

Dining Room

19'5 x 12'5 (5.92m x 3.78m)

Windows overlook both the rear and side elevations, two double radiators, inset Real Flame gas effect fire, exposed floorboards.

Kitchen/Breakfast Room

16'10 x 11'6 (5.13m x 3.51m)

Windows to both front, side and rear elevations, stunning bespoke oak fronted base and wall units with granite worktops, granite drainer, one and a half bowl with matching mixer tap, wine fridge, breakfast bar, space for American style fridge/freezer, built-in double Miele oven with grill, Neff gas hob with extractor canopy and light with granite splash-backs matching with the worktops, integrated dishwasher, roll top radiator, windows to both, front, side and rear elevations with stable door to rear, ceramic travertine floor tiling.

Utility Room

17'1 x 8'10 (5.21m x 2.69m)

Windows to both side and rear elevations with door to side, roll top radiator, matching granite worktops to the kitchen with oak fronted base and wall units, space for fridge and

freezer, plumbing for washing machine, space for tumble dryer, tiled floor, roll top radiator and additional granite worktop for appliances.

First Floor Landing

Window to the front elevation with pleasant views. Double radiator, large double door built-in airing cupboard. Access to roof space.

Bedroom One

18'7 x 12'5 (5.66m x 3.78m)

Fitted wardrobe cupboards, window to side elevation, double radiator.

Bedroom Two

14' x 11'9 (4.27m x 3.58m)

Window to side elevation, double radiator, fitted wardrobe cupboards.

Bedroom Three

12'3 x 11'6 (3.73m x 3.51m)

Double radiator, window to both front elevations and window to rear.

Bedroom Four

13'5 x 10'4 (4.09m x 3.15m)

Window to both rear and side elevations, double radiator, pedestal wash hand basin, built-in wardrobe cupboard.

Shower Room

Modern suite comprising walk-in shower with glass splash-backs, chrome controls, hand shower attachment and fixed shower head, w.c. with concealed cistern, wall mounted wash hand basin with vanity unit beneath, tiled floor, chrome heated towel rail, obscure glass window to front elevation.

Bathroom Two

Obscure glass window to rear elevation, w.c. with low level flush, Jacuzzi style bath with hand shower attachment, pedestal wash hand basin, half height wall tiling, chrome heated towel rail with radiator.

Outside

Front Garden

Mainly laid to lawn with well established hedging offering privacy and seclusion with pathway via cast iron gate to front entrance and side access with some trellising.

Side & Rear Gardens

Mainly laid to lawn with beautifully established mature shrubbery and plants of various kinds all enclosed with fencing to all sides with patio areas for alfresco dining, large timber framed shed. To the other side of the property via Maple Avenue is access to the extensive off road parking area on the driveway via electrically operated double gates which is suitable for Campervans or boat or several vehicles, raised decked area with greenhouse and timber log store.

Detached Double Garage

With up and over door, power and light, outside water tap.

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.





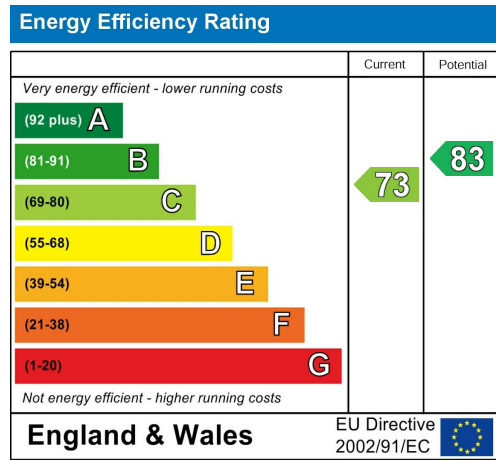
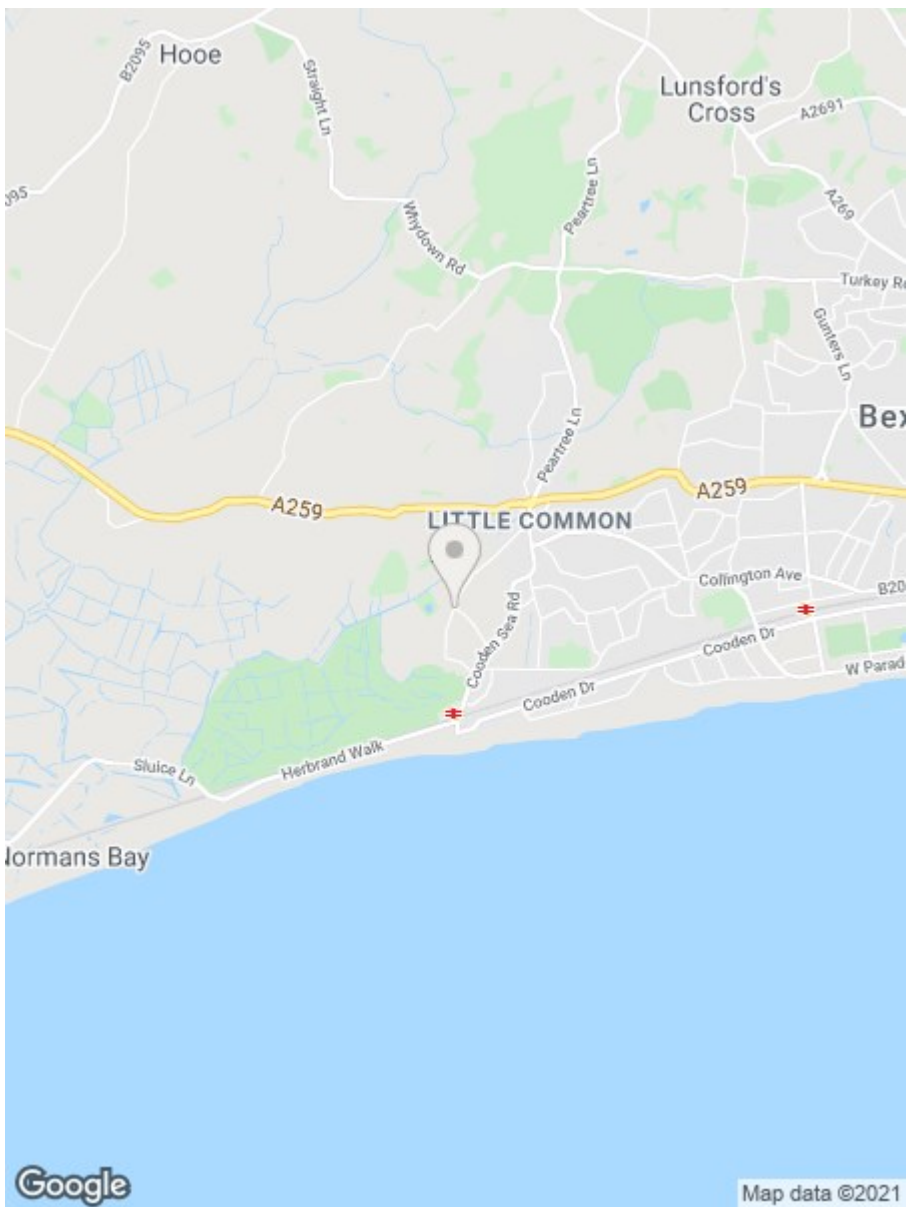
GROUND FLOOR
 APPROX. FLOOR
 AREA 1051 SQ.FT.
 (97.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 875 SQ.FT.
 (81.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1926 SQ.FT. (178.9 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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