

**RUSH  
WITT &  
WILSON**



**Great Gable Maple Walk, Bexhill-On-Sea, East Sussex TN39 4SN  
Guide Price £500,000**

**An opportunity to acquire this spacious four bedroom detached house, situated in the sought after location of Cooden Bexhill, within close proximity of Little Common Village with its wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises large reception hall, living room with sun balcony, separate dining room, conservatory, fitted kitchen, two bathrooms, utility room and integral garage. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally the property offers off road parking to the front and a well established garden to the rear. Viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



### **Entrance Hallway**

With entrance door, double radiator, stairs leading to first floor, double glazed window to the side elevation, tiled flooring, under stairs storage cupboard, internal door leading to garage, walk in storage cupboard with fitted wall shelving.

### **Bathroom**

Suite comprising wc with low level flush, panelled bath with chrome controls, walk in shower cubicle, chrome wall mounted shower controls, chrome shower attachment, chrome showerhead, pedestal mounted wash hand basin and mixer tap, heated towel rail, obscured double glazed window to the side elevation, tiled wall, tiled flooring.

### **Utility Room**

With radiator, wall and base level units with laminate straight edge worktop surfaces, internal window into garage.

### **First Floor Landing**

Stairs leading to second floor, radiator.

### **Living Room**

16'11" x 16'9" (5.16 x 5.12)

Feature fireplace with brick surround, double glazed sliding doors giving access onto the sun balcony, two double radiators, wood flooring, double doors giving access to the dining room.

### **Dining Room**

13'11" x 8'8" (4.26 x 2.65)

Double radiator, glass panelled sliding doors giving access into the conservatory, glass panelled doors giving access into the living room.

### **Conservatory**

14'6" x 8'2" (4.43 x 2.50)

Dual aspect with windows to the side and rear elevations, two radiators.

### **Kitchen**

13'5" x 8'9" (4.11 x 2.67)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven, integrated dishwasher, integrated under counter fridge and freezer, four induction hob with extractor canopy above, tiled splashbacks, double radiator, double glazed windows overlooking the rear garden.

### **Bedroom Four**

10'5" x 10'2" (3.19 x 3.10)

Double glazed window to the front elevation, double radiator.

### **Second Floor Landing**

Access to roof space via loft hatch, airing cupboard housing the hot water cylinder and slatted shelving.

### **Bedroom One**

14'0" x 13'1" (4.28 x 4.00)

With double glazed windows to the front elevations, built in wardrobe cupboard with hanging space and shelving, double radiator.

### **Bedroom Two**

13'1" x 12'0" (4.00 x 3.67)

Double glazed windows to the rear elevation, built in wardrobe cupboards with hanging space and shelving, double radiator.

### **Bedroom Three**

11'2" x 7'7" (3.42 x 2.32)

Double glazed windows to the front elevation, double radiator, storage cupboard with hanging space.

### **Family Bathroom**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls and chrome hand/shower attachment and showerhead, heated towel rail, tiled walls, tiled floor, obscured double glazed windows to the rear elevation.

### **Outside**

#### **Front Garden**

Driveway providing off road parking for multiple vehicle, front lawn, mature plants, shrubs and trees of various kinds.

#### **Garage**

With up and over door, power and light.

#### **Rear Garden**

Mainly laid to lawn with patio areas that are suitable for alfresco dining, enclosed to all sides, well established with plants, shrubs and small trees of various kinds.

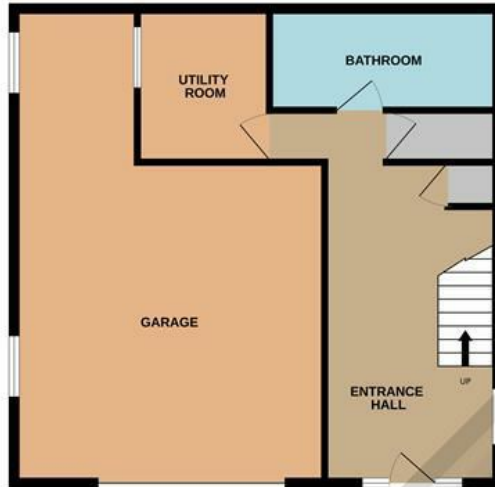
#### **Agents Note**

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  
779 sq.ft. (72.4 sq.m.) approx.

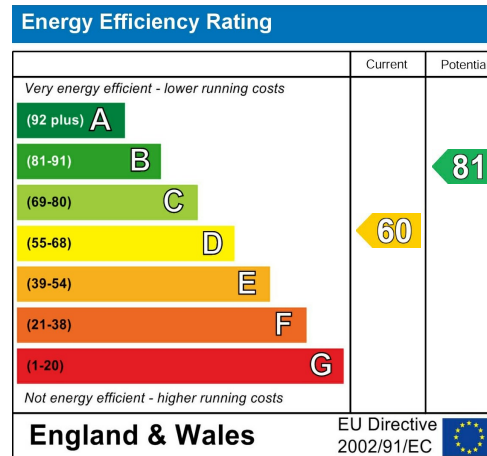
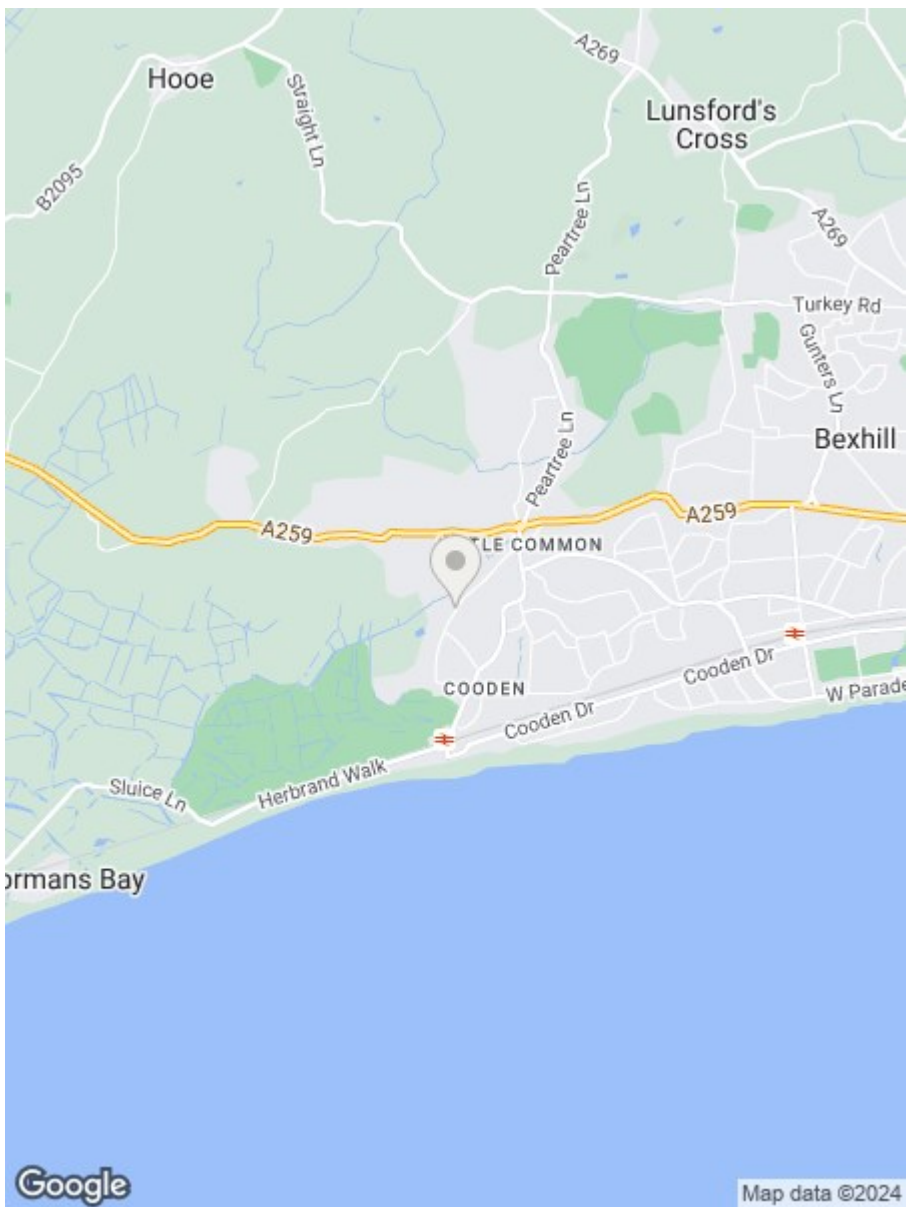


1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2230 sq.ft. (207.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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