

**RUSH
WITT &
WILSON**



10 Coverdale Avenue, Bexhill-On-Sea, East Sussex TN39 4TY
£675,000

A beautiful four bedroom detached house located in the heart of Cooden with double garage, extensive private front and south facing rear garden, two spacious reception rooms, kitchen/ breakfast room, downstairs cloakroom, family bathroom, en suite to master bedroom, gas central heating system, double glazed windows and doors, entrance porch, viewing comes highly recommended by RWW sole agents. Council Tax Band: F



Entrance Porch

Overlooks the side and front elevations with hanging space.

Entrance Hall

Under-stairs storage cupboard, door leading into the garage, single radiator.

Cloakroom

WC with low level flush, wall mounted wash hand basin, with vanity unit beneath, tiled splash-back, heated towel rail, tiled floor.

Living Room

23'6 x 12'9 (7.16m x 3.89m)

Patio doors overlooking the beautiful rear garden and window to front elevation, double radiators, double doors opening to the dining room, beautiful granite fireplace, gas point, wall light points.

Dining Room

12'4 x 10'5 (3.76m x 3.18m)

Window overlooking the rear garden, single radiator, double doors leading through into the living room.

Kitchen/ Breakfast Room

18'7 x 9'5 (5.66m x 2.87m)

Window overlooking the rear elevation and side elevations, double radiator. Fitted kitchen comprising a range of base and wall units with laminated roll edge worktops, one and a half bowl enamel sink unit with mixer tap, tiled splash-backs, gas hob with extractor canopy and light, fitted double oven and grill, integrated dishwasher and an integrated fridge and freezer, further dresser style base and wall units, integrated washing machine.

First Floor Landing

Access to the roof space, window to the front elevation, radiator, built-in linen cupboard.

Bedroom One

15'3 x 12'8 (4.65m x 3.86m)

Two windows to front elevation, double radiator, fitted bedroom furniture comprising drawers and dressing table, matching bedside cabinets, overhead storage compartments and additional fitted wardrobes.

En Suite Shower Room

Suite comprising walk-in shower with chrome controls and

fixed chrome shower head, w.c. with concealed cistern, inset wash hand basin with vanity unit, tiled splash-backs, mirror and light with additional vanity unit, electric shaver point, heated towel rail, obscure glass window to the side elevation, part tiled walls.

Bedroom Two

13'1 x 10'5 (3.99m x 3.18m)

Window to rear elevation, single radiator, fitted dressing table with drawers and built-in wardrobe cupboards.

Bedroom Three

13' x 10'5 (3.96m x 3.18m)

Window to front elevations, single radiator, built-in wardrobe cupboard, fitted dressing table with drawers.

Bedroom Four

7'7 x 6'2 (2.31m x 1.88m)

Window to rear elevation, single radiator, built-in wardrobe cupboards, currently used as a dressing room.

Bathroom

Suite comprising double ended bath with shower hand attachment, w.c. with low level flush, inset wash hand basin with vanity unit, bidet, shaver unit, heated towel rail, part tiled walls, obscure glass window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with some shrubbery, pathways to front entrance and side access, off road parking for several vehicles on driveway.

Double Garage

Up and over door, personal door into the entrance hall, power and light.

Rear Garden

Mainly laid to lawn with beautiful patio area for alfresco dining and a retaining wall, summer house, beautifully kept flower and shrub beds all well stocked and all enclosed with high level fencing and hedging to the rear, private and secluded, two additional timber framed sheds, 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 962 SQ. FT.
(89.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 801 SQ. FT.
(74.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1763 SQ.FT. (163.7 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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