

**RUSH
WITT &
WILSON**



**44 Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QL
£765,000**

One of the finest late Edwardian detached houses to be found in Bexhill, retaining most of its original features and character. The accommodation boasts five bedroom's, stunning reception hall, two further reception rooms, kitchen/ breakfast room, many original fireplaces, entrance vestibule, two bathrooms, pantry, utility room, downstairs cloakroom, modern gas central heating system, beautiful private front and rear gardens, detached double garage with twin double doors and eaves storage. This property is presented to an exceptional standard by the current vendors. Viewing comes highly recommended by RWW sole agents.



Covered Entrance Porch

Entrance Vestibule

With entrance door, obscured glass window to the side elevation, parquet flooring.

Reception Hall

21'5 x 19' (6.53m x 5.79m)
Bay window to the front elevation, three radiators, stunning cast iron fireplace with tiled insert, tiled plinth, under stairs storage cupboard.

Living Room

20'5 x 13'4 (6.22m x 4.06m)
Bay window with seating to the rear elevation, door leads to rear patio, stunning original cast iron fireplace with ornate art nouveau surround, tiled inserts and tiled plinth, double radiator.

Reading Room

17'8 x 17' (5.38m x 5.18m)
Two window to the front elevation, double radiator, beautiful open brick and tiled fireplace.

Kitchen/Breakfast Room

15'4 x 14'10 (4.67m x 4.52m)
Window overlooks the rear garden, fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge, Range Master duel fuel cooker with gas hob and electric ovens, extractor canopy with light, matching Welsh Dresser with glass fronted cabinets, drawers and cupboards beneath, double radiator, area for table and chairs.

Utility Room

11'7 x 9'5 (3.53m x 2.87m)
Window to the rear elevation, door and further window to side, base and wall units with solid woodblock worktops, butler sink, plumbing for washing machine, space for tumble dryer, tiled floor, space for additional white goods.

Pantry

Obscured glass window to the side elevation, wall mounted gas central heating and domestic hot water boiler with tiled floor.

Inner Cloaks Area

With coat hooks.

Cloak Room

WC with low level flush, inset wash hand basin with vanity unit beneath, wall mounted chrome heated towel rail, half height wall tiling, obscured glass window to the rear elevation, electric shaver point.

First Floor Landing

Via a beautiful turned staircase with stained glass window to the front elevation, single radiator, additional window to the side, built in walk in airing cupboard with slatted shelving and pre-lagged hot water cylinder.

Bedroom One

17'9 x 13'1 (5.41m x 3.99m)
Bay window to front and additional window to side elevation, double radiator.

En-Suite

Comprising walk in shower cubicle with wall mounted electric shower unit, controls and chrome showerhead, wc with low level flush, wall mounted wash hand basin, chrome heated towel rail, radiator, tiled floor and tiled walls, electric shaver point.

Bedroom Two

16'4 x 11'9 (4.98m x 3.58m)
Windows to both side and rear elevations, double radiator, original cast iron fireplace, built in storage cupboard, built in wardrobe cupboard.

Bedroom Three

15'4 x 11'2 (4.67m x 3.40m)
Window to the rear elevation, double radiator, original cast iron fireplace.

Bedroom Four

9'8 x 12' (2.95m x 3.66m)
Window to the front elevation, double radiator, original cast iron fireplace.

Bedroom Five

15'8 x 6'5 (4.78m x 1.96m)
Window to the rear elevation, double radiator, fitted shelving and desk space. Currently used as a hobbies room.

Bathroom

Full suite comprising walk in shower cubicle with chrome controls and chrome showerhead, inset wash hand basin,

sunken bath with mixer tap and tiled splashback, tiled floor and partly tiled walls, mirror, recessed area with electric heated towel rail.

Separate Cloak Room

Wc with low level flush, pedestal wash hand basin, single radiator, obscure glass window to the side elevation.

Outside

Front Garden

Beautifully arranged with mature shrubbery, plants and trees of various kinds, lawned areas, gated access to rear garden, large off road parking on paved driveway, all enclosed with mature shrubbery, hedging and some fencing.

Rear Garden

Extensive in size, mainly laid to lawn with beautiful mature shrubbery, all enclosed with fencing, mature trees and plants of various kinds offering privacy and seclusion, sun terrace with beautiful ornamental fish pond, outside water tap, outside power, two timber framed sheds.

Detached Double Garage

20'8 x 16'11 (6.30m x 5.16m)
Two sets of double opening doors, power and light, eaves storage space, window to side and rear, personal door to rear, work bench area with wall units.

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

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

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