

**RUSH  
WITT &  
WILSON**



**14 Rookhurst Road, Bexhill-On-Sea, East Sussex TN40 2NZ**  
**£595,000 Freehold**

**A beautifully presented four bedroom detached family house with stunning distant sea views, presented to an excellent standard by the current vendors, gas central heating system, double glazed windows and doors, kitchen/breakfast room, two reception rooms, downstairs cloakroom, entrance porch, downstairs cloakroom, private front and extensive rear garden, single garage, workshop, off road parking, viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

With obscured glass window to the side and front elevation.

**Entrance Hallway**

Double radiator.

**Cloakroom**

Wc with low level flush, wall mounted wash hand basin with mosaic splashbacks, obscured glass window to the side elevation.

**Living Room**

18'9 x 21'7 (5.72m x 6.58m)

Windows to the front elevation with sea views, further window to the side, French doors lead out onto the rear garden, double radiator, single radiator, serving hatch through to kitchen, built in storage cupboards.

**Kitchen/ Breakfast Room**

20'1 x 9'9 (6.12m x 2.97m)

Single radiator, fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, single drainer sink unit with mixer tap, breakfast bar, integrated double oven with grill, ceramic hob with mirrored splashback, black extractor canopy with light, plumbing with washing machine, space for American style fridge/freezer, larder cupboard area, marble ceramic floor tiling, two windows overlook the rear elevation, door to side.

**Covered Sideway**

Door to front, glass tiles to side, storage area, further window and door to side, further storage space.

**Dining Room / Study**

8' x 8'8 (2.44m x 2.64m)

Window to the front elevation, double radiator.

**First Floor**

**Landing**

Window to side elevation, access to roof space, built in airing cupboard.

**Bedroom One**

13'10 x 12'2 (4.22m x 3.71m)

Windows to the front southerly elevation with beautiful distant sea views, single radiator, built in wardrobe cupboard.

**Bedroom Two**

15'3 x 12'3 (4.65m x 3.73m)

Window to the front southerly elevation with distant sea views, wall mounted wash hand basin with vanity unit, mirror and glass shelf, built in wardrobe cupboard.

**Bedroom Three**

10'4x 9'3 (3.15mx 2.82m)

Window to the rear elevation, single radiator.

**Bedroom Four**

8'2 x 6'2 (2.49m x 1.88m)

Window to the rear elevation, double radiator.

**Bathroom**

Suite comprising walk in shower with chrome shower controls and chrome showerhead, pedestal wash hand basin with mixer tap, chrome heated towel rail, obscured glass window to the rear elevation, acrylic splashbacks.

**Separate WC**

WC with low level flush, obscured glass window to the rear elevation.

**Outside**

**Front Garden**

Mainly laid to lawn with well stocked shrub and flowerbeds, retaining wall encloses the front, fencing to both sides, side access is available.

**Rear Garden**

Extensive in size, mainly laid to lawn, all enclosed with fencing to all sides, mature shrubbery, trees and plants of various kinds, summerhouse, two timber framed shed, large patio areas for alfresco dining, outside water tap, brick built workshop.

**Brick Built Workshop**

12'2 x 7'6 (3.71m x 2.29m)

With power and light, could be easily converted into an office if required.

**Garage**

With up and over door, window and door to the rear.

**Agents Note**

None of the services or appliances mentioned in these sale

particulars have been tested.

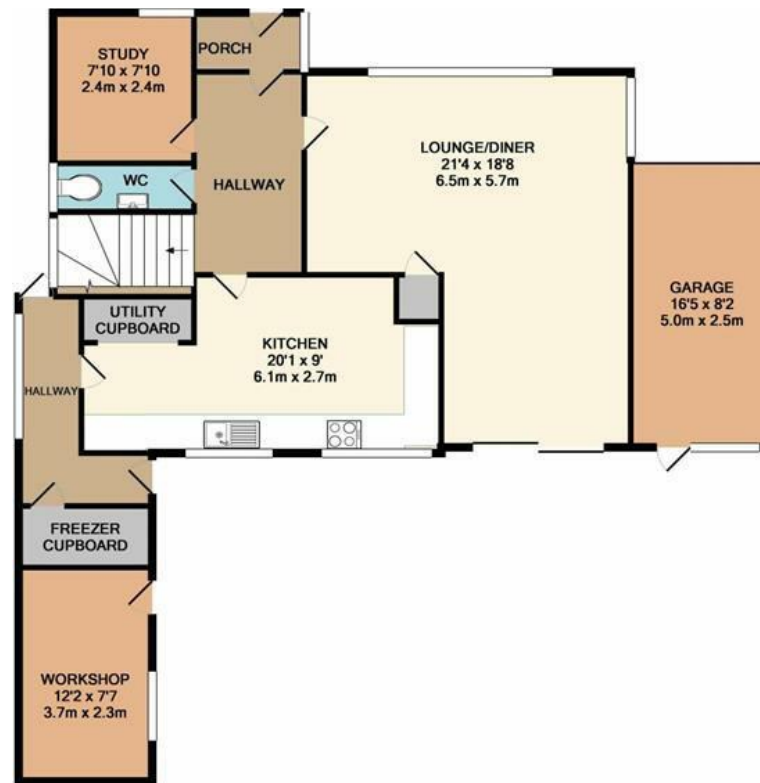
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – E

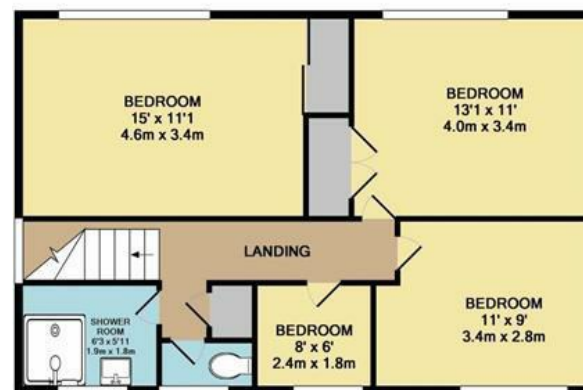
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

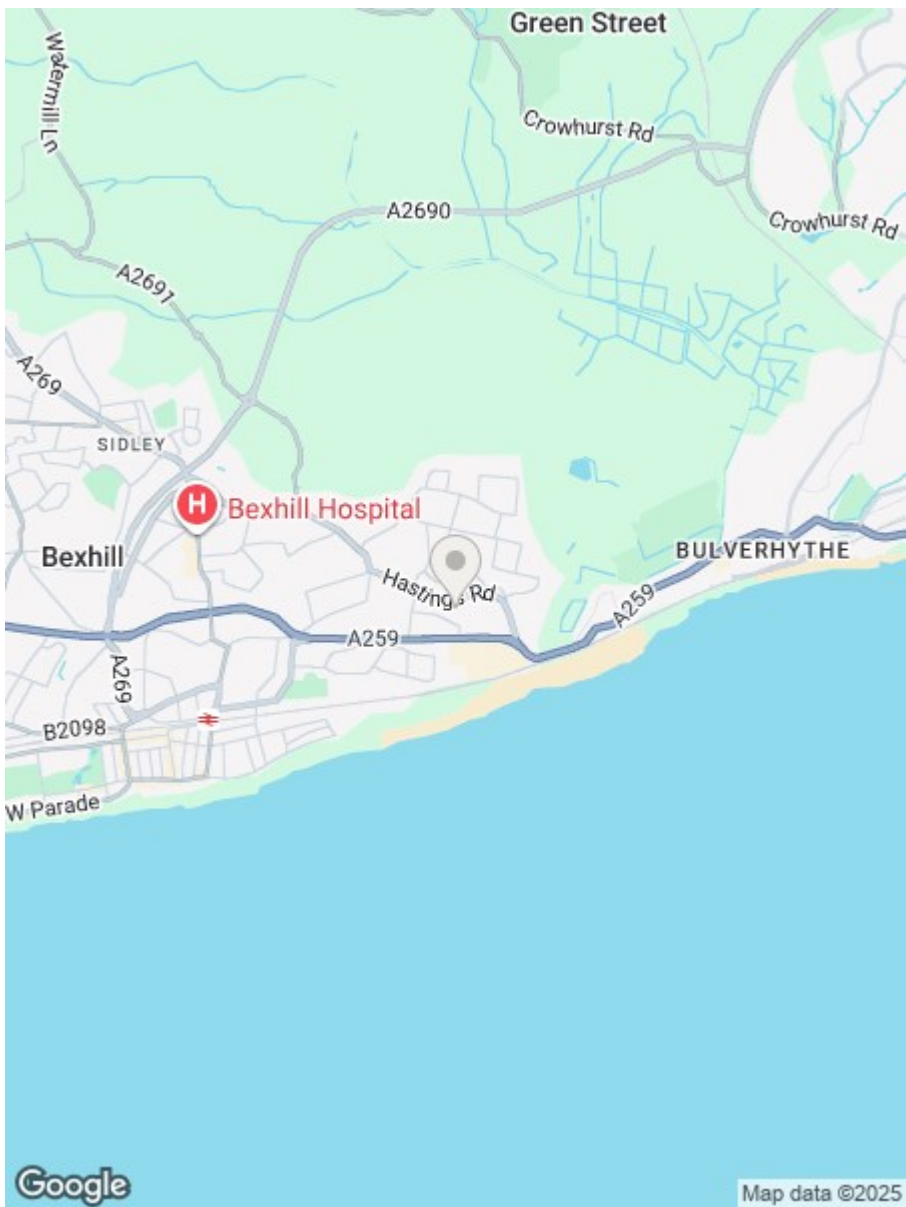




GROUND FLOOR



1ST FLOOR



| 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<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |

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