

**RUSH  
WITT &  
WILSON**



**17 Hornbeam Avenue, Bexhill-On-Sea, East Sussex TN39 5JQ  
£399,950**

Rush, Witt and Wilson are delighted to welcome to the market this well presented four bedroom detached house with garage and off road parking ideally located in this quiet and sought after location. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge, separate dining room, fitted kitchen/breakfast room, utility room and separate wc all to the ground floor. To the first floor there are four bedrooms, with the master bedroom benefitting from an en-suite shower room along with a family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property boasts a private and secluded low maintenance westerly facing rear garden, whilst to the front of the property there is a small front garden, a driveway providing off road parking for multiple vehicles and a garage. Conveniently situated within easy walking distance to local amenities whilst still being approximately one mile from Bexhill town centre with mainline rail station, shops, restaurants, cafes and picturesque seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious property this popular location. OFFERED WITH NO ONWARD CHAIN. Council Tax Band E.



### **Entrance Hall**

Obscured double glazed front door with obscured double glazed sidelight leading to the entrance hall, with radiator, stairs leading to the first floor, large under stairs storage cupboard housing the electric consumer unit.

### **Lounge**

16'7" x 10'9" (5.07 x 3.29)

Double glazed bay window to the front elevation, radiator, set of internal double doors leading through to the dining room.

### **Dining Room**

12'5" x 8'7" (3.80 x 2.64)

Double glazed sliding patio doors to the rear elevation giving access to the rear garden, radiator, internal double doors leading back through to lounge, door leading through to kitchen/breakfast room.

### **Kitchen/Breakfast Room**

13'9" x 10'1" (4.21 x 3.09)

Double glazed window to the rear elevation overlooking the rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, space for freestanding fridge/freezer, plumbing space for dishwasher, stainless steel bowl and half sink with drainer and mixer tap, integrated electric oven, worktop mounted gas hob with fitted stainless steel extractor hood above, stainless steel splashback, part tiled walls, open doorway leading through to the utility room.

### **Utility Room**

5'6" x 4'9" (1.70 x 1.45)

Obscured double glazed door to the side elevation giving access to the side of the property and driveway, radiator, wall mounted gas central heating boiler, plumbing space for washing machine, additional under counter space for tumble dryer, rolled edge laminate worktop surface, fitted wall unit, part tiled walls, extractor fan.

### **Ground Floor WC**

Obscured double glazed window to the front elevation, radiator, low level wc, wall mounted corner wash hand basin with tiled splashback.

### **First Floor Landing**

Double glazed window to the side elevation, access to loft space.

### **Bedroom One**

15'5" x 9'5" (4.70 x 2.89)

Double glazed bay window to the front elevation, radiator, fitted wardrobes with hanging space and shelving, door leading through to en-suite shower room.

### **En-Suite**

Obscured double glazed window to the side elevation, radiator, pedestal mounted wash hand basin with mixer tap and tiled splashback, low level wc, walk in shower cubicle with wall mounted shower controls and shower attachment, tiled walls, electric shaver point, extractor fan.

### **Bedroom Two**

10'2" x 9'6" (3.11 x 2.90)

Double glazed window to the rear elevation, radiator, fitted wardrobes with hanging space and shelving.

### **Bedroom Three**

10'1" x 9'7" (3.09 x 2.94)

Double glazed window to the front elevation, radiator, airing cupboard housing the hot water cylinder with slatted shelving.

### **Bedroom Four**

9'6" x 6'11" (2.91 x 2.12)

Double glazed window to the rear elevation, radiator.

### **Family Bathroom**

Obscured double glazed window to the side elevation, radiator, white bathroom suite comprising pedestal mounted wash hand basin with mixer tap and tiled splashback, low level wc, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, electric shaver point, extractor fan.

### **Outside**

#### **Rear Garden**

Westerly facing, private and secluded low maintenance rear garden with sun patio, the rest of the garden is gravelled laid with decorative stove centre, timber garden shed, mature plant and shrub borders, obscured double glazed door giving access into garage.

#### **Front Garden**

Low maintenance front garden with some mature plants and shrubs, driveway providing off road parking for multiple vehicles leading to the attached garage.

### **Garage**

16'11" x 8'6" (5.18 x 2.61)

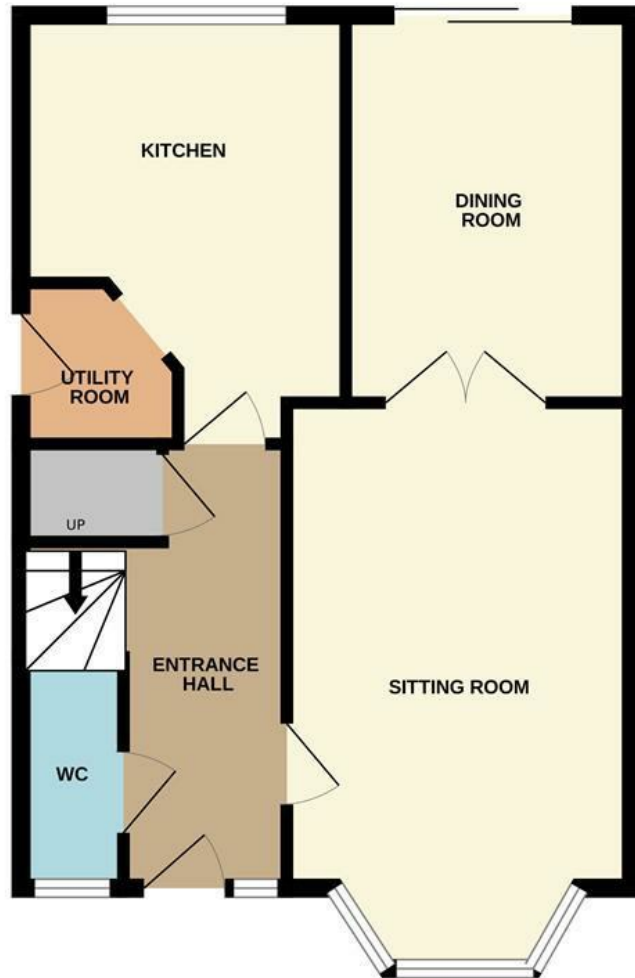
With up and over door, obscured double glazed door giving access into the rear garden, light, power, eaves storage, electric consumer unit.

### **Agents Note**

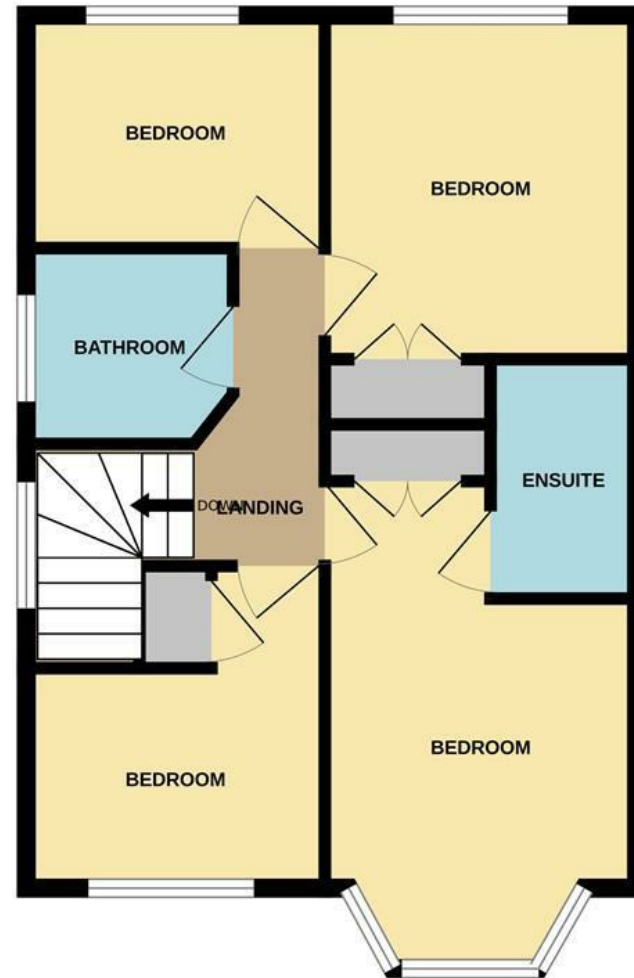
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

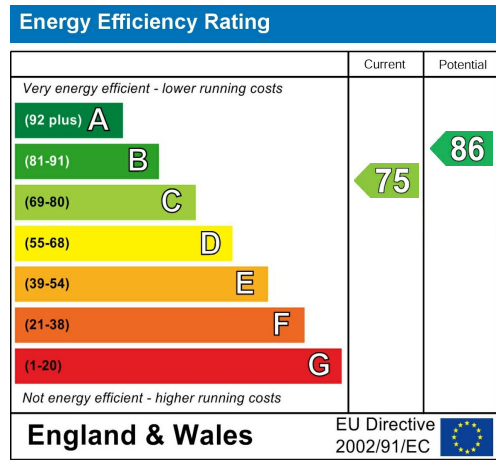


1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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