

**RUSH  
WITT &  
WILSON**

Birch  
Cottage



**Birch Cottage St. Johns Road, Bexhill-On-Sea, East Sussex TN40 2EF  
£485,000**

**A stunning three/ four bedroom detached family house with two reception rooms, upvc double glazed conservatory, beautiful entrance dining hall, downstairs cloakroom, modern fitted kitchen complete with butler sink and solid wood block worktops, en-suite to master bedroom, additional family bathroom, private front and rear gardens, extensive off road parking, gas central heating system, double glazed windows and doors, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance/Dining Hall**

Two double radiators, windows to both side and front elevations, entrance door, wood flooring, archway opens out into the dining area.

**Living Room**

18'0" x 11'10" (5.49 x 3.62)

Two double radiators, windows to the side and patio doors to the rear elevation, wood burning stove set in brick fireplace, exposed beams.

**Conservatory**

18'9" x 8'10" (5.74 x 2.70)

Tiled floor, wall mounted electric heaters, upvc double glazed construction overlooks the rear garden.

**Bedroom Four**

10'4" x 9'3" (3.16 x 2.84)

Window to the side elevation, door to rear, double radiator, wood flooring.

**Inner Hallway**

Built in storage cupboard.

**Cloakroom**

WC with low level flush, double radiator, tiled walls, window to the side elevation.

**Kitchen**

14'3" x 10'11" (4.36 x 3.34)

Windows to the front elevation, cottage style kitchen comprising solid wood block worktops, base and wall units, butler sink with mixer tap, plumbing for washing machine and dishwasher, range style cooker with electric hob and double ovens, brushed stainless steel splashback and matching extractor canopy and light, space for American style fridge/freezer, tiled floor.

**Side Lobby**

Door leading to the side elevation.

**First Floor Landing**

Window to the side elevation, single radiator, access to roof space, built in storage cupboard.

**Bedroom One**

14'3" x 10'11" (4.36 x 3.35)

Windows to the front and side elevations, single radiator, built in wardrobe cupboard, built in linen cupboard.

**En-Suite**

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

**Bedroom Two**

19'3" x 9'10" (5.87 x 3.02)

Two double radiators, window to the front elevation, juliet balcony to the rear with French doors, vaulted ceiling with wooden beams, wood flooring.

**Bedroom Three**

10'0" x 8'0" (3.05 x 2.46)

Window to the rear elevation, single radiator, wood flooring.

**Bathroom**

Modern suite comprising double ended freestanding bath, wc with low level flush, chrome heated towel rail, partly tiled walls, wall mounted wash hand basin with vanity unit beneath, mirror, double radiator, obscure glass window to the rear elevation.

**Outside****Front Garden**

Mainly laid to lawn, enclosed on both sides with established hedging, brick pillars and wrought iron railings to the front lead onto an extensive brick paved parking area, the garden has lots of shrubbery and plants of various kinds, side access is available to the rear of the property.

**Rear Garden**

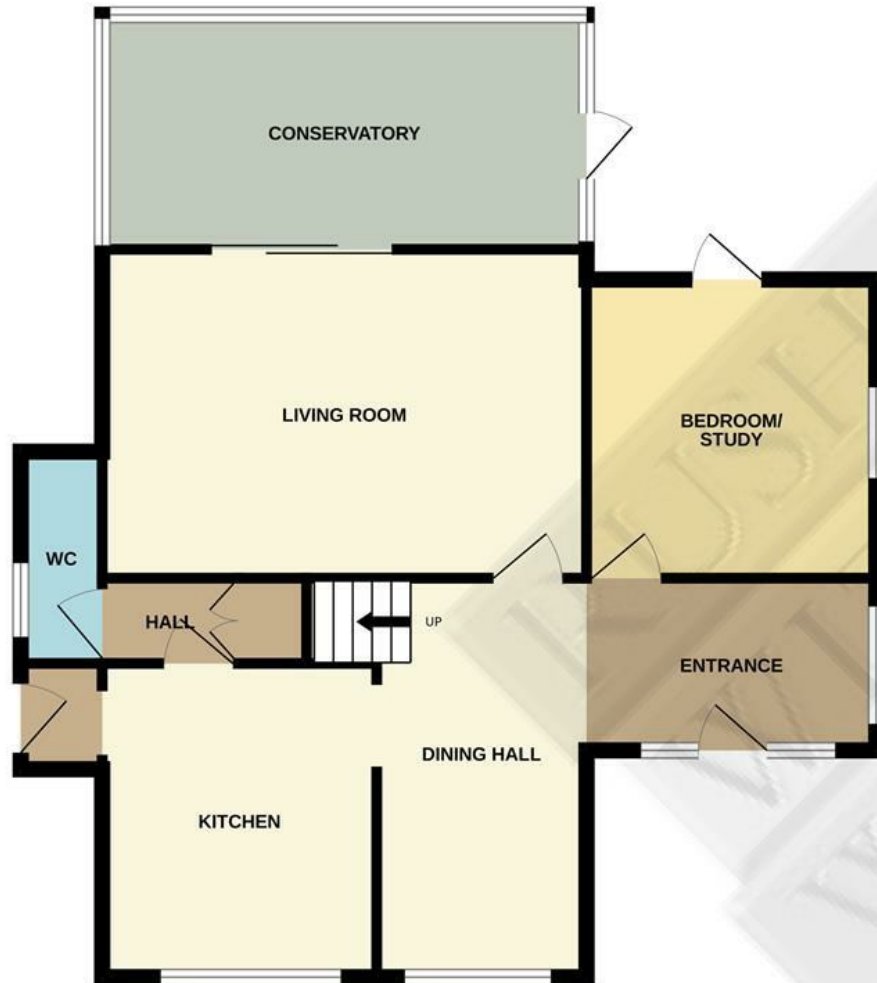
Mainly laid to lawn with mature shrubbery, plants and trees of various kinds, attractive seating areas, pergolas, timber framed shed, additional patio area, enclosed with hedging to all sides, outside water tap.

**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  
822 sq.ft. (76.3 sq.m.) approx.



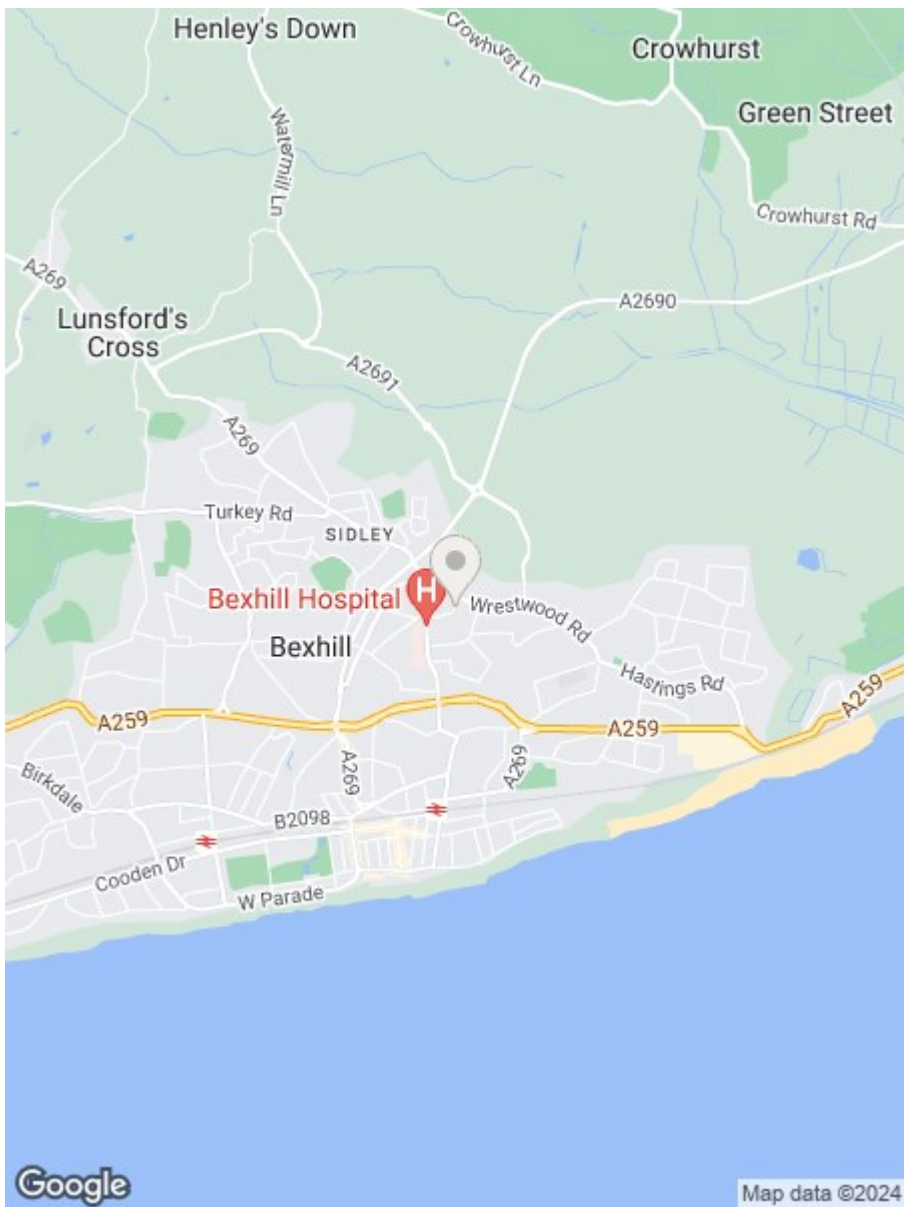
1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.8 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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