

**RUSH
WITT &
WILSON**



**12 Hazel Grove, Bexhill-On-Sea, East Sussex TN39 5JW
£582,500**

Rush Witt & Wilson are delighted to welcome to the market this impressive five bedroom detached house ideally located in this quiet and sought after location. Offering bright and spacious accommodation throughout, the property comprises lounge, modern fitted conservatory, kitchen/breakfast room, utility room, separate dining room and WC. all to the ground floor whilst to the first floor there is a family bathroom, three double bedrooms with the master bedroom benefitting from an en-suite bath/shower room and walk-in dressing room. To the second floor the property offers a further two double bedrooms with one of the bedrooms benefitting from an en-suite shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a south facing rear garden, front garden and a driveway providing off road parking for multiple vehicles leading to a detached double garage. Conveniently tucked away at the end of this quiet cul-de-sac location in this popular residential development. Viewing comes highly recommended by the vendors chosen Sole Agents at Rush Witt & Wilson, Bexhill to appreciate this spacious family home in this popular location.



Entrance Porch

Triple aspect doubled glazed window to the front and two side elevations. Internal timber front door with obscured glass panel and obscured glass panelled side light windows leading to hallway.

Hallway

Radiator, stairs leading to first floor, under stairs storage cupboard.

Lounge

23'3"x 11'11" (7.09x 3.65)

Front aspect double glazed window, rear aspect double glazed double french doors giving access to the conservatory. Two radiators, feature fire place with fitted electric fire, wall mounted up lighters.

Conservatory

16'2"x 12'7" (4.93x 3.85)

Triple aspect double glazed windows to the rear and both side elevations, side aspect glazed double doors giving access to the rear garden. Tiled floor.

Kitchen/ Breakfast Room

12'5" x 11'8" (3.79 x 3.56)

Rear aspect double glazed window, radiator, modern fitted kitchen with range of matching wall and base level units, with roll top work surfaces, integrated eye level double electric oven and grill, work top mounted electric hob with fitted stainless steel extractor hood above, bowl and half stainless steel sink with drainer and mixer tap, integrated dishwasher, space for free standing fridge/ freezer and door giving access to utility room. Part tiled walls, ceiling mounted spot lights and tiled floor.

Utility Room

5'9"x 6'3" (1.77x 1.91)

Rear aspect obscured glass panel door, radiator, a range of matching wall and base level units with roll top work surface. Stainless steel single sink with drainer and mixer tap, plumbing space for a washing machine additional under counter space for tumble dryer. Part tiled walls, extractor fan, ceiling mounted spot lights and tiled floor.

Dining Room

10'4"x 11'8" (3.15x 3.57)

Front aspect double glazed window, radiator.

Cloakroom

Radiator, low level wc, wall mounted corner wash hand basin with mixer tap and tiled splash-back, extractor fan.

First Floor Landing

Front aspect double glazed window, radiator, airing cupboard housing the pressurised hot water system, and stairs leading to second floor.

Master Bedroom

13'9" x 12'2" (4.20 x 3.71)

Front aspect double glazed window, far reaching rooftop and treetop views. Radiator, door giving access to en-suite bathroom and door giving access to walk in dressing room.

En-Suite

Rear aspect obscured double glazed window, radiator, white bathroom suite comprising of pedestal mounted wash hand basin with mixer tap and tiled splash back, low level WC, panel enclosed bath with mixer tap and shower attachment, walk in shower cubicle with wall mounted shower controls and wall mounted shower attachment. Part tiled walls, extractor fan and electric shaver point.

Walk In Dressing Room

Rear aspect double glassed window, range of modern fitted wardrobes all comprising of hanging space and shelving.

Bedroom Two

11'9"x 11'6" to wardrobes (3.59x 3.53 to wardrobes)

Front aspect double glazed window, radiator, range of fitted wardrobes with hanging space and shelving.

Bedroom Three

9'7"x 9'6" (2.93x 2.90)

Rear aspect double glazed window, radiator.

Family Bathroom

Rear aspect obscured window, radiator, white bathroom suite comprising of panelled enclosed bath with mixer tap and shower attachment, low level WC, pedestal mounted wash hand basin with mixer tap and tiled splash back. Part tiled walls, ceiling mounted spot lights, extractor fan, electric shaver point.

Second Floor Landing

Access to Two bedrooms

Bedroom Four

15'1"x 11'8" to wardrobes (4.62x 3.56 to wardrobes)

Front Aspect double glazed window with stunning views over the trees and rooftops. Fitted wardrobes with hanging space and shelving and door giving access to en-suite shower room

En-Suite

Rear aspect obscured double glazed window, radiator. White bathroom suite comprising pedestal mounted wash hand basin with mixer tap and tiled splash-back, low level WC, walk-in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, extractor fan, electric shaver point, ceiling mounted spotlights.

Bedroom Five

16'8 x 12'2 (5.08m x 3.71m)

Window to front elevation and velux window to the rear, built-in wardrobe cupboard.

Outside

Front Garden

Mainly laid to lawn with mature plant and shrub borders, driveway providing off road parking for multiple vehicles leading to a detached double garage with additional area of garden to side.

Rear Garden

South facing rear garden with a sun patio with the rest of the garden being mainly laid to lawn with mature plant, shrub and hedge borders, gated access to one side, and to the other side of the property there is lean-to.

Detached Double Garage

Up and over door, light and power.

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



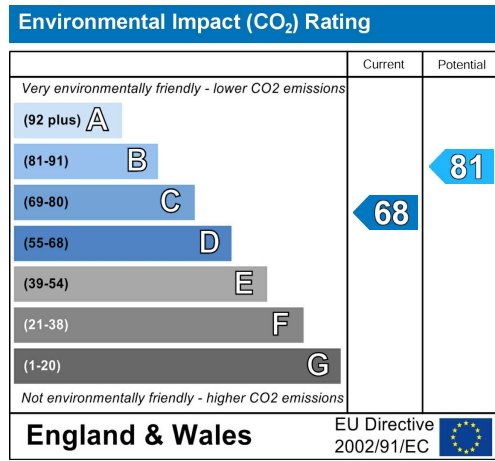
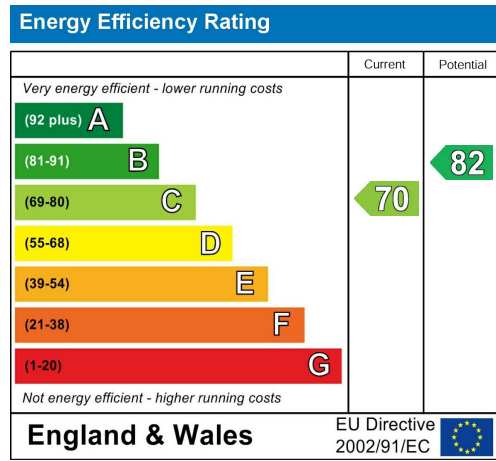
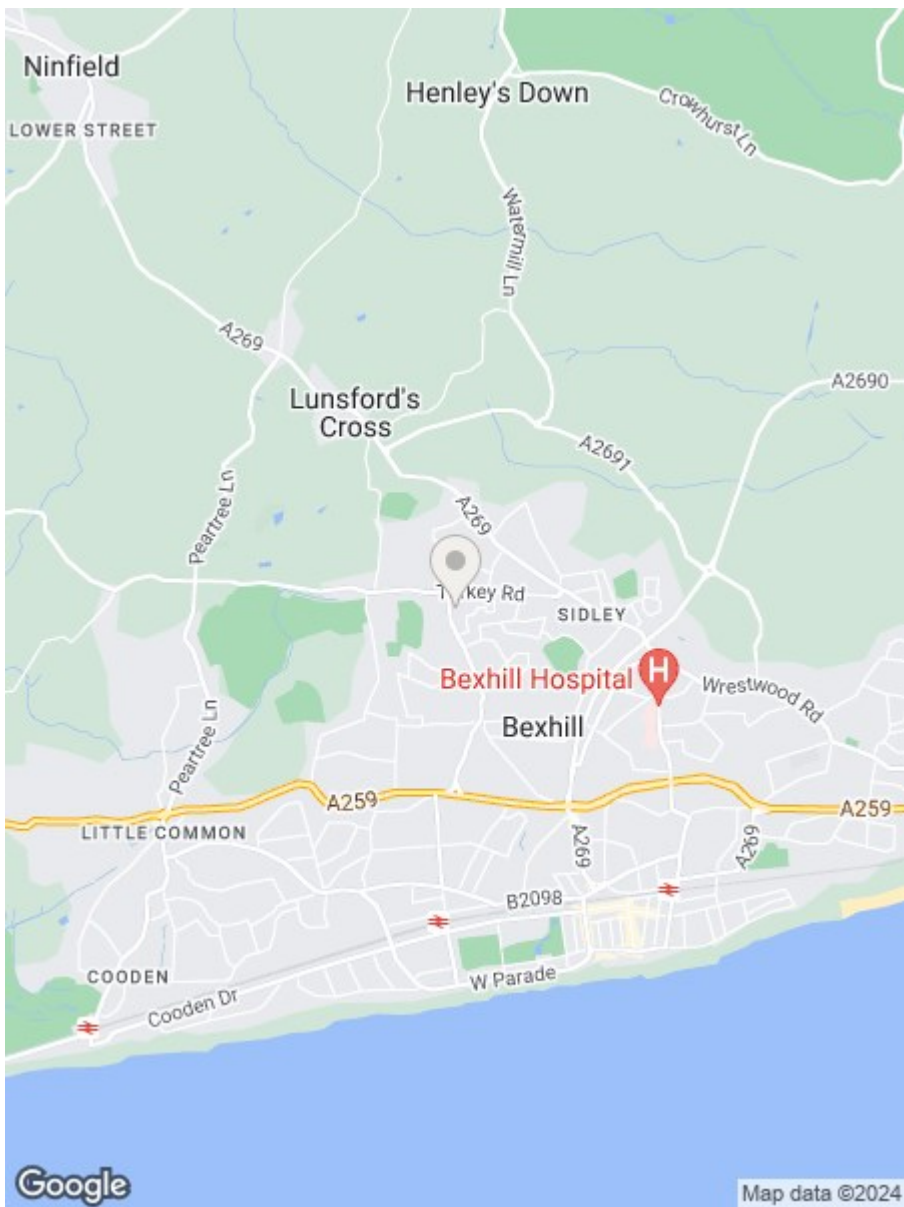
1ST FLOOR



2ND FLOOR



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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