

**RUSH  
WITT &  
WILSON**



**Little Court, 10 Clavering Walk, Bexhill-On-Sea, TN39 4TN  
Price Guide £1,275,000**



**A substantial, detached family home, offering a wealth of charm & character, comprising five double bedrooms, three reception rooms, modern fitted kitchen, conservatory, downstairs w/c, modern ensuite, modern family bathroom, utility area, boiler room, other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally, the property offers beautiful private front and rear gardens, driveway and double garage. Located in one of Bexhill's most prestigious roads, opportunities to acquire property in this location and of this standard are few and far between. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band G.**





### **Entrance Porch**

With entrance door, windows to the front elevation overlooking the front garden.

### **Large Entrance Hallway**

With entrance door, double radiator, stairs leading to the first floor, under stairs storage cupboard, storage cupboard with hanging space and additional shelving above.

### **Living Room**

25'10" x 17'1" (7.88 x 5.22)

Dual aspect with double glazed windows to the front and side elevations, built in bay window seating, two double radiators, glass panelled door leading to the bar/reception room.

### **Dining Room**

16'11" x 12'5" (5.18 x 3.79)

Three double glazed windows overlooking the front elevation, double radiator, serving hatch from kitchen.

### **Cloakroom**

Modern suite comprising wc with low level flush, floating wash hand basin with mixer tap, chrome heated towel rail, part tiled walls and tiled floor, obscured glass panelled window overlooking the rear elevation.

### **Kitchen**

16'4" x 14'1" (5.00 x 4.30)

Modern fitted kitchen with a range of matching wall and base level units with quartz straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and grill, four ring gas hob with extractor canopy above, feature exposed brick walls, recessed ceiling spotlights, space and plumbing for dishwasher, serving hatch through to dining room.

### **Utility Room**

8'9" x 6'6" (2.67 x 2.00)

Two double glazed windows overlooking the rear elevation, radiator, space and plumbing for washing machine, space for tumble dryer, space for free standing American style fridge and freezer, recessed ceiling spotlights.

### **Boiler Room**

With obscured double glazed window to the rear elevation housing the gas central heating boiler and hot water cylinder.

### **Conservatory**

21'6" x 9'8" (6.56 x 2.95)

Double glazed windows overlooking the beautiful rear gardens, double radiator.

### **Bar/Reception Room**

15'7" x 9'10" (4.77 x 3.00)

Double glazed windows to the side elevation, double radiator.

### **First Floor Landing**

Double glazed window overlooking the rear garden, large storage cupboard with slatted shelving, radiator, access to roof space via hatch, recessed ceiling spotlights.

### **Bedroom One**

20'7" x 16'3" (6.29 x 4.96)

Dual aspect with double glazed windows to the front and side elevations, with bay overlooking the front garden and French doors giving access onto the the front sun balcony, two double radiators, recessed ceiling spotlights, alcove.

### **En-Suite**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin with hot and cold tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and rain effect shower head, claw footed bath with chrome hot and cold tap with chrome hand/shower attachment, chrome heated towel rail, part tiled walls and tiled floor, obscured double glazed window overlooking the front elevation.

### **Bedroom Two**

20'6" x 19'8" (6.26 x 6.00)

Double glazed windows overlooking the side elevations, two double radiators, alcove suitable for wardrobe space, recessed ceiling spotlights.

### **En-Suite**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted controls, chrome shower attachment and chrome showerhead, radiator, tiled flooring, double glazed windows overlooking the side elevation.

### **Bedroom Three**

15'7" x 13'10" (4.76 x 4.22)

Dual aspect with double glazed windows overlooking the

front and side elevations, two double radiators, recessed ceiling spotlights.

### **Family Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin with hot and cold tap, claw footed bath with chrome hot and cold tap, chrome hand/shower attachment and chrome showerhead, part tiled walls, tiled floor, obscured double glass window to the rear elevation.

### **Bedroom Four**

15'10" x 13'1" (4.83 x 4.00)

Double glazed windows overlooking the front elevation, double radiator.

### **Bedroom Five**

15'5" x 6'6" (4.71 x 1.99)

Double glazed window to the rear elevation, radiator, recessed ceiling spotlights.

### **Outside**

#### **Driveway**

Providing off road parking for multiple vehicles, electric car charger point.

#### **Front Garden**

Beautifully established, well stocked front garden, with plants, shrubs, flowerbeds and small trees of various kinds, feature fountain, pebbled driveway providing off road parking for multiple vehicles, enclosed to both sides and gated driveway.

#### **Rear Garden**

Mainly laid to lawn, beautifully landscaped, raised decking area suitable for alfresco dining, timber framed summer house, enclosed to all sides, side access is available, plants, shrubs and trees of various kinds.

#### **Garage**

Double garage with electric roller door, power and light, obscured double glazed window to the side elevation, electric consumer unit, internal door leading to hallway.

#### **Agents Note**

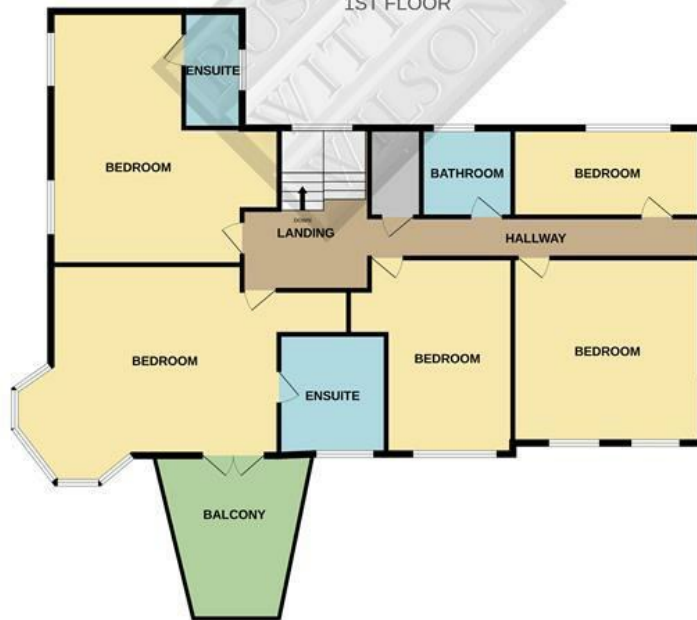
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR



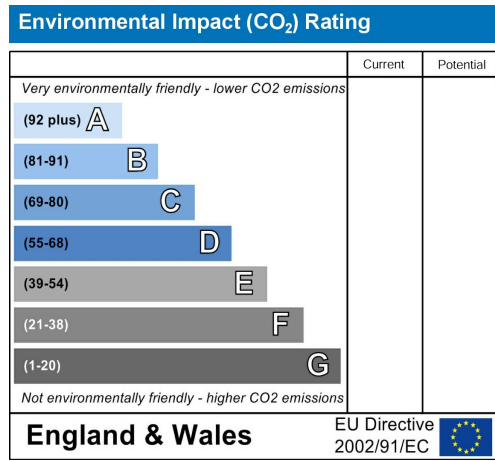
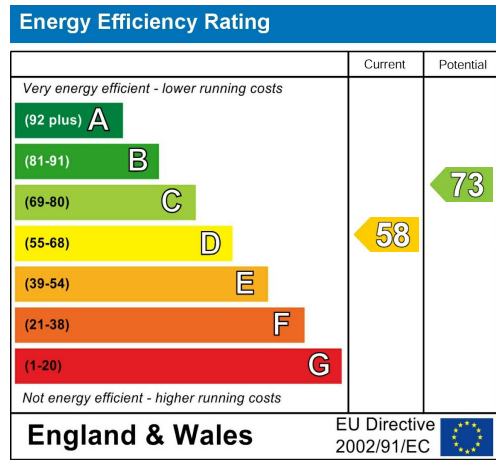
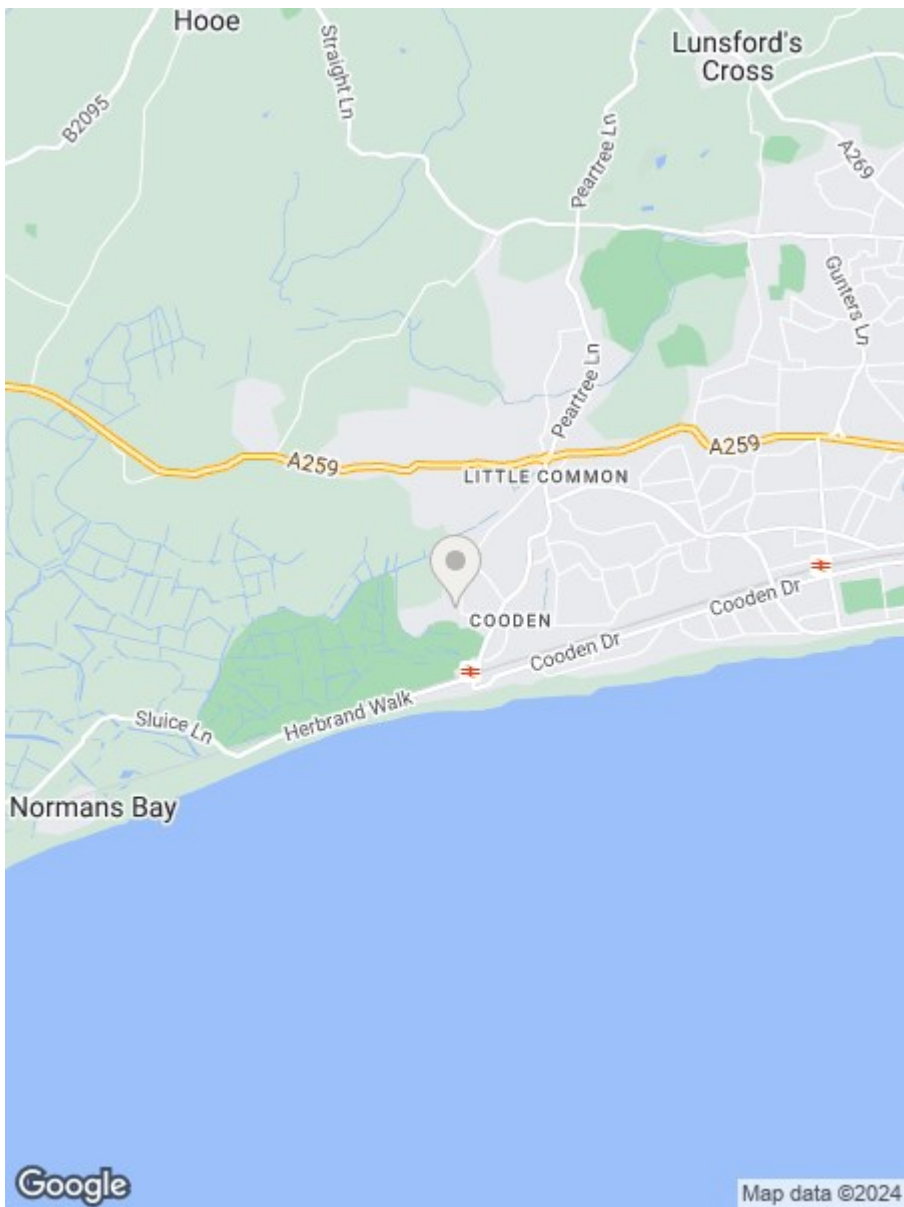
1ST FLOOR



TOTAL FLOOR AREA : 3617sq.ft. (336.0 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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