

**RUSH
WITT &
WILSON**



**1 Monterey Gardens, Bexhill-On-Sea, East Sussex TN39 3SY
Offers In Excess Of £535,000**

An opportunity to acquire this four bedroom detached house, situated in the sought after residential location of Cooden, Bexhill. Comprising a large dual aspect living room, conservatory, fitted kitchen, two double bedrooms and bathroom to the ground floor. To the first floor there are two further bedrooms and a modern fitted shower room. Other internal benefits include gas central heating to radiators. Externally the property boasts private front and rear gardens, off road parking for multiple vehicles and garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Porch

With glass panelled entrance door, windows overlooking the front elevation.

Entrance Hallway

Obscured glazed entrance door, stairs leading to first floor, radiator, under stairs storage cupboards with hanging space, internal door leading to garage.

Living Room

20'9" x 16'9" (6.33 x 5.11)

Triple aspect with double glazed windows to the front, side and rear elevations, double and single radiator, feature fireplace, glass panelled door leading out onto the conservatory.

Conservatory

UPVC double glazed construction, windows overlook the side and rear elevations, glass panelled doors give access onto the patio area, tiled flooring.

Kitchen

12'5" x 10'6" (3.81 x 3.22)

Fitted kitchen with a range of matching wall and base level units with wood effect worktop surfaces, one and half bowl sink with drainer and mixer tap, space for freestanding cooker with extractor canopy above, space for dishwasher, integrated fridge and freezer, windows overlooking the rear garden, glass panelled door giving access onto the patio area.

Dining Room/Bedroom Four

12'7" x 12'3" (3.85 x 3.74)

Double glazed windows overlooking the rear garden, radiator.

Bedroom Three

14'7" x 12'4" (4.46 x 3.77)

Dual aspect with windows to the front and side elevations, built in wardrobe cupboards with hanging space and additional storage cupboard above, radiator.

WC

Suite comprising wc with low level flush, obscured double glazed window to the side elevation, tiled splashback.

Bathroom

Suite comprising pedestal mounted wash hand basin with

hot and cold tap, panelled bath with chrome controls, chrome hand/shower attachment and chrome showerhead, obscured double glazed windows to the side elevation, double radiator, airing cupboard housing the hot water cylinder, tiled walls.

First Floor Landing

Large area of eaves storage

Bedroom One

19'8" x 12'10" (6.00 x 3.92)

Double glazed windows to the front southerly aspect with stunning views across Bexhill towards the sea, radiator, built in wardrobe cupboard.

Bedroom Two

16'10" x 12'8" (5.15 x 3.87)

Double glazed windows to the front southerly elevation with distant views towards the sea, eaves storage and radiator.

Shower Room

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

Outside

Front Garden

Driveway providing off road parking for multiple vehicles, area of well established front garden mainly laid to lawn with plants, shrubs and small trees of various kinds.

Rear Garden

Mainly laid to lawn well established rear garden with various plants, shrubs and trees, timber framed shed, patio area suitable for alfresco dining, side access is available, enclosed with fencing to all sides.

Garage

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
1319 sq.ft. (122.6 sq.m.) approx.

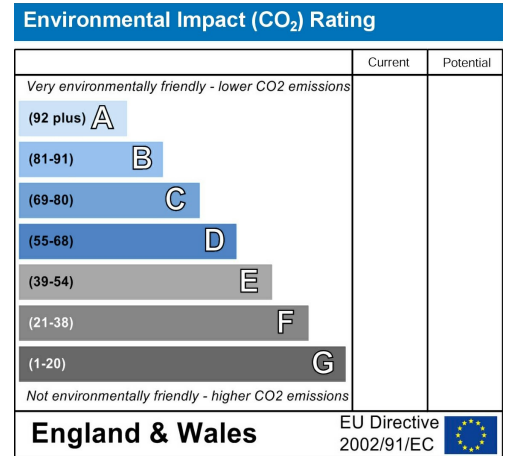
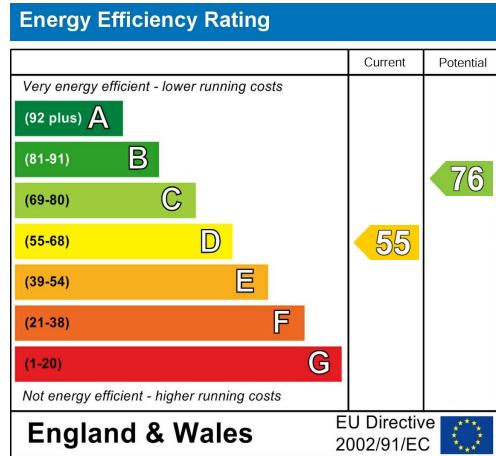
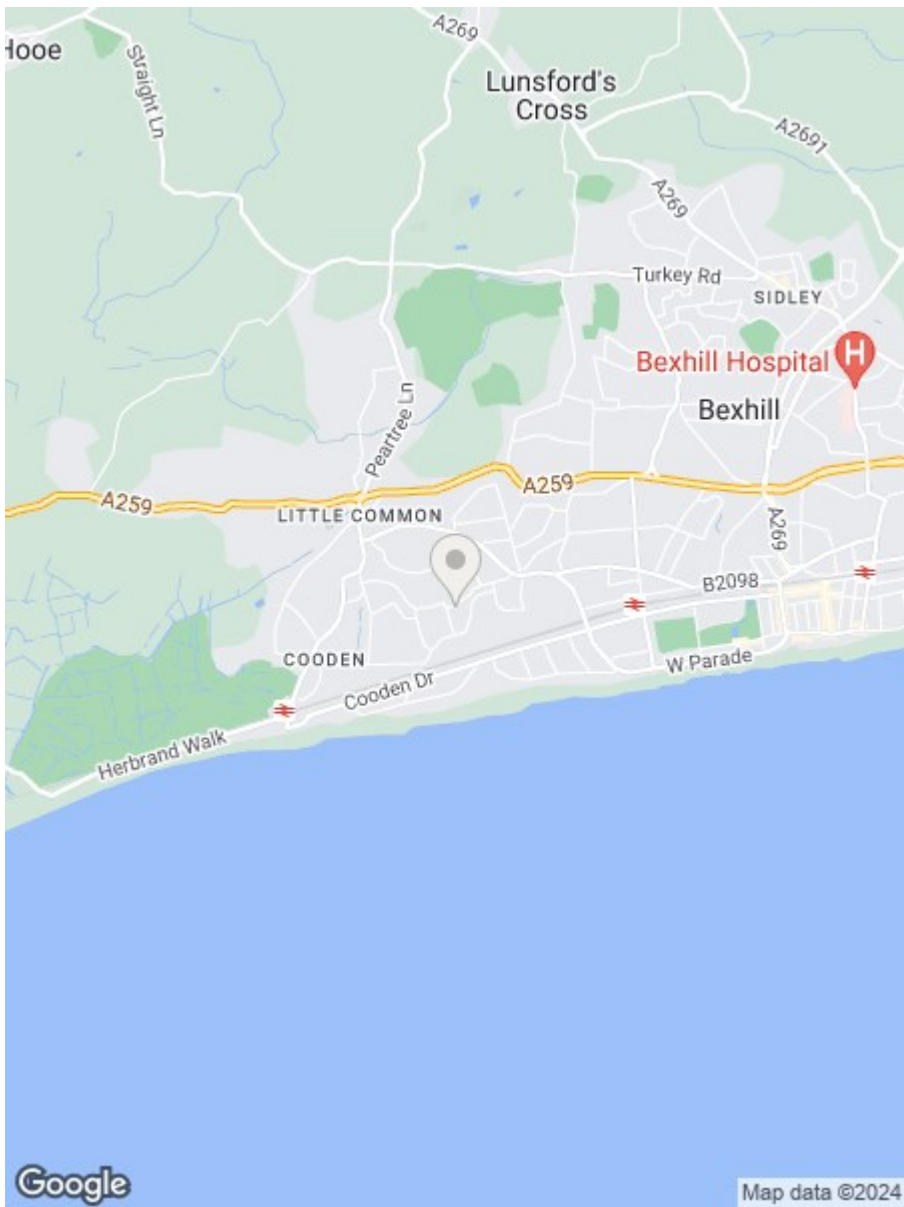
1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.9 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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