

**RUSH  
WITT &  
WILSON**



**11 The Broad Walk, Bexhill-On-Sea, East Sussex TN39 4QJ  
£1,150,000**



**A simply stunning detached five/six bedroom house, set across five floors; include two mezzanine levels, nestled in a charming private road with no through traffic. Offering a perfect blend of modern and traditional accommodation, providing ample space for versatile living and entertaining. The bespoke design of this home is evident throughout, offering a unique and stylish living experience, comprising modern German fitted kitchen/breakfast room, living room, separate dining room, cinema room/ bedroom four, study/ bedroom five, ground floor shower room, large entrance hall, four bedrooms, three ensuite, family bathroom with double spa and additional living space to the top floor. Other internal benefits include double glazed windows and doors, gas central heating system, electric underfloor heating to the ground floor, bespoke solid mahogany staircase and doors throughout and granite tiled flooring. Externally, the property boasts off road parking for multiple vehicles, double garage and impressive glazed oriel window spanning two floors, well established rear gardens and heated swimming pool. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents to appreciated this beautifully designed home.**



### **Entrance Hallway**

Glass panelled double doors, stairs leading to lower ground floor and first floor, granite and marble tiled flooring, two vertical radiators, recessed ceiling spotlight and ambient wall lights, under floor heating, large clothes cupboard (including hanging space and shelving).

### **Kitchen/Breakfast Room**

19'8" x 11'11" (6.00 x 3.65)

Modern German kitchen with matching base and wall units and large island unit with breakfasting area. The island has a honed granite worktop and integrated dishwasher plus a wealth of cupboards and drawers. There is a fitted double oven and steam oven plus built in microwave, warming drawer and Miele induction hob with extractor above, bespoke Miele coffee machine built in, straight edged worktops complete the area. Tiled flooring, space for American style fridge and freezer, vertical radiator, under floor heating, double glazed windows to front elevation, glass panel door giving access onto the side.

### **Utility Room**

11'10" x 5'4" (3.62 x 1.64)

Sink with drainer and mixer tap, space and plumbing for washer machine and tumble dryer, range of lower units with straight edge quartz surfaces, double glazed windows, vertical chrome radiator.

### **Living Room**

17'8" x 13'6" (5.4 x 4.12)

Double glazed vertical windows over looking the rear elevation, porcelain tiled flooring, under floor heating, open arch leading to large contemporary dining room, gas fireplace, recessed ceiling spotlight and ambient wall lights.

### **Dining Room**

24'3" x 21'6" (7.41 x 6.56)

Dual aspect double glazed windows to the side, double glazed bi-folding doors to the rear elevation providing access to rear entertaining area. with skylight, porcelain tiled flooring, electric under floor heating.

### **Downstairs Shower Room**

Modern suit comprising WC low level flush, vanity wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower controls and chrome shower head, chrome radiator, tiled floors and walls, under floor heating.

### **Study/Bedroom Five**

9'10" x 9'5" (3.00 x 2.89)

Double glazed windows to the side elevation, vertical radiator, fitted cupboard shelving, two fitted desks, internal door leading to garage, recessed ceiling spot lights.

### **Cinema Room/ Bedroom Six**

14'6" x 12'10" (4.44 x 3.93)

Vertical radiator, double glazed bi-folding door giving access to rear garden and outside entertaining area with an additional glass panel door giving access to the side, remote controlled cinema screen and mood lighting.

### **Bedroom One**

16'3" x 12'3" (4.97 x 3.74)

Dual double glazed windows to rear and side elevation, vertical radiator, range of fitted wardrobes.

### **En Suite**

Comprising WC low level flush, vanity unit wash hand basin and fixer tap, walk in shower cubicle, chrome wall mounted shower control, rain effect shower head, chrome heated towel rail.

### **Bedroom Two**

17'2" x 11'8" (5.24 x 3.58)

Double glazed windows to the front elevation, glass panel door to Juliet balcony to the side elevation, vertical radiator,

### **En Suite**

Comprising WC low level flush, vanity wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls and shower head, chrome heated towel rail, tiled floor, tiled walls.

### **First Floor**

Stairs leading to second floor and mezzanine landing.

### **Second Floor Landing**

Stairs leading to third floor.

### **Bedroom Three**

13'7" x 13'1" (4.16 x 4)

Dual aspect windows to the rear and side elevations, radiator, loft door leading to large walk-in storage (attic) area.

### **Family Bathroom**

Comprising WC low level flush wash hand basin and mixer tap, vertical radiator, large Villeroy & Boch jacuzzi bath with chrome controls, windows to the side elevation

### **Third Floor Living Area**

23'4" x 9'8" (7.13 x 2.97)

Large seating area with windows to the side elevation with juliet balcony, mahogany wood flooring, radiator

### **Bedroom Four**

Double glazed windows to rear elevation with juliet balcony.

### **En Suite**

16'3" x 13'5" (4.96 x 4.10)

Comprising WC low level flush, wash hand basin with mixer tap, vertical radiator, walk in Matki shower cubicle with chrome wall mounted shower controls and showerhead, double glazed window to side elevation, granite tiled walls.

### **Front Of The Property**

Off road parking for multiple vehicles, beautiful feature front garden laid with pebbles, water fall fountain, double garage with electric doors, impressive bespoke oriel window spanning two floors.

### **Rear Garden**

Mainly laid to lawn, raised patio area suitable for alfresco dining, palm trees, shrubs and flowers of various kinds, solar outside shower.

### **Swimming Pool**

Well maintained fibre glass low maintenance heated pool via air source heat pump, shallow and deep end, entry steps, pool cover.

### **Games Room**

12'2" x 11'6" (3.71 x 3.52)

Timber frames, windows to the side elevation, door at the front elevation.

### **Pump Room**

Operational controls for the swimming pool and storage area.

### **Dressing Room**

7'6" x 5'8" (2.3 x 1.74)

Timber framed construction.

### **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.

### **Double Tandem Garage**

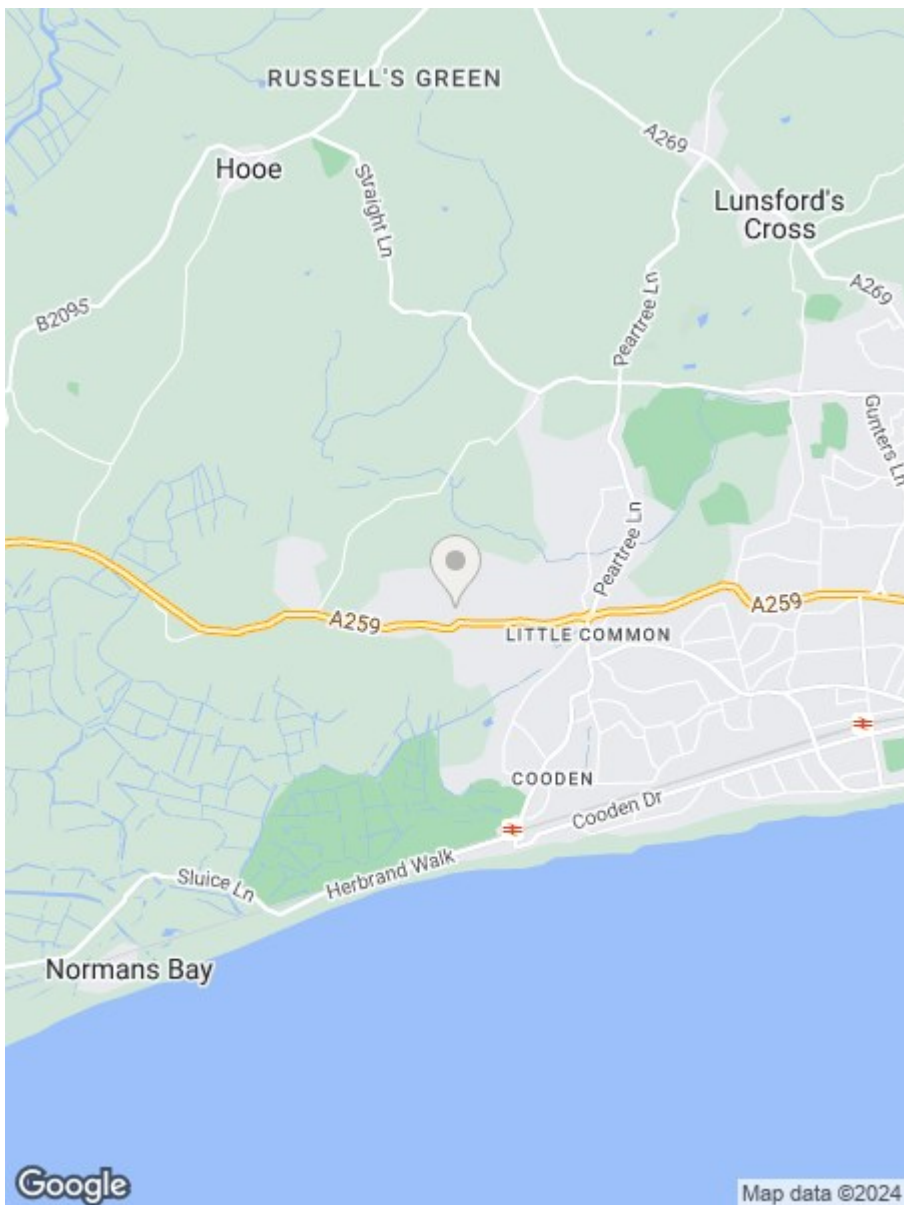
Tandem garage with extra width to front, double glazed window to side, electrical remote operated garage door.











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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