

**RUSH
WITT &
WILSON**



**3 Brackern Close, Bexhill-On-Sea, East Sussex TN39 3BT
£749,000**

A rarely available beautiful mock tudor four bedroom detached family house with detached double garage, set in this exclusive quiet location in the highly sought after Cooden area. This unique property comprises a spacious entrance hall with inspired tudor galleried landing, living room complete with inglenook fireplace and wood-burning stove, dining room, modern fitted kitchen, utility room, downstairs cloakroom, two bathrooms- one en-suite, private front and rear gardens, gas central heating system, double glazed windows and doors. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band F.



Covered Entrance Porchway

Entrance Hall

With entrance door, window to the front elevation, double radiator, wall panelling and understairs storage cupboard with double radiator.

Living Room

23'7 x 16'1 (7.19m x 4.90m)

Double radiator and a single radiator, stunning inglenook fireplace with wood burning stove and matching flume with bressemer and tiled plinth. Triple aspect with windows to both the front, side and French doors leading out to the rear garden. Plate shelving adorns with property with exposed beams.

Cloakroom

WC with low level flush, single radiator, wall mounted was hand basin, obscure glass window to the rear elevation.

Dining Room

14'5 x 10'4 (4.39m x 3.15m)

Windows to the front elevation, single radiator, plated shelving, exposed beams, window to the front and side elevations.

Kitchen

11'5 x 10'7 (3.48m x 3.23m)

Window to the rear elevation, door to side. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer composite sink unit with mixer tap, gas hob with extractor canopy and light, built-in double ovens with grill, built-in dishwasher, door to the side elevation, serving hatch through to dining room.

Utility Room

Window to the rear elevation, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, single radiator.

First Floor Landing

Beautiful Tudor style galleried landing with window to the front elevation, access to the roof space and single radiator, built-in storage cupboard.

Bedroom One

15'5 x 10'1 (4.70m x 3.07m)

Double radiator, window to the rear elevation.

En-Suite

Comprising w.c. with low level flush, walk-in shower with chrome controls , chrome shower head, wall mounted wash hand basin with vanity unit, heated towel rail and a window to the rear elevation.

Bedroom Two

10'2 x 9'5 (3.10m x 2.87m)

Fitted wardrobe cupboards, window to front elevation, single radiator.

Bedroom Three

13'4 x 7'6 (4.06m x 2.29m)

Window to the rear elevation, single radiator.

Bedroom Four

10'6 x 10'6 (3.20m x 3.20m)

Window to the front elevation, single radiator.

Bathroom

Modern suite comprising panelled bath with wall mounted electrical shower controls and shower head, shower screen, w.c with low level flush, pedestal wash hand basin, chrome heated towel rail, tiled splashback and obscure glass window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with mature shrubbery and enclosed to both sides with a combination of hedging and retaining walls, access is available to both sides of the property and off road parking available at the front.

Rear Garden

Mainly laid to lawn with a whole host of mature shrubbery, plants and trees of various kinds and all enclosed with fencing to all sides, large patio area for alfresco dining, outside water tap, external lighting and side access and this is a available to both sides of the property.

Detached Double Garage

Personal door to the side and window and with an electrically operated roller door.

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
739 sq.ft. (68.7 sq.m.) approx.

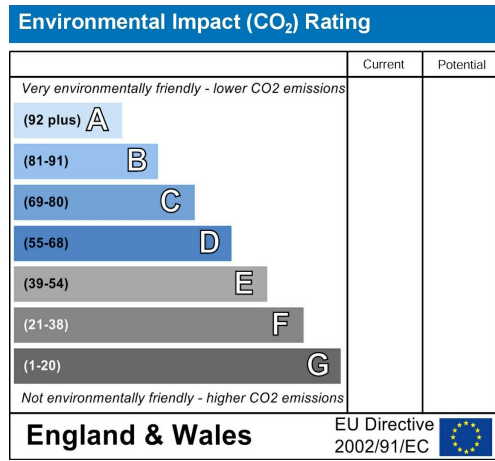
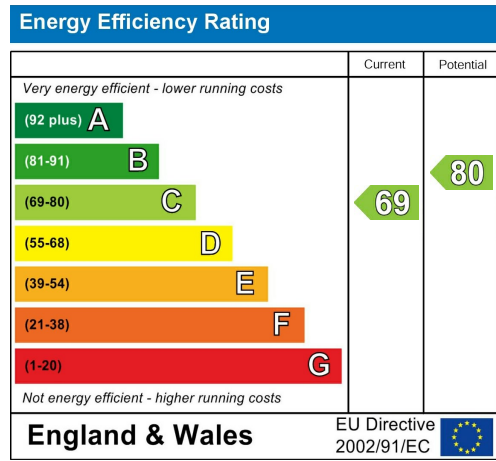
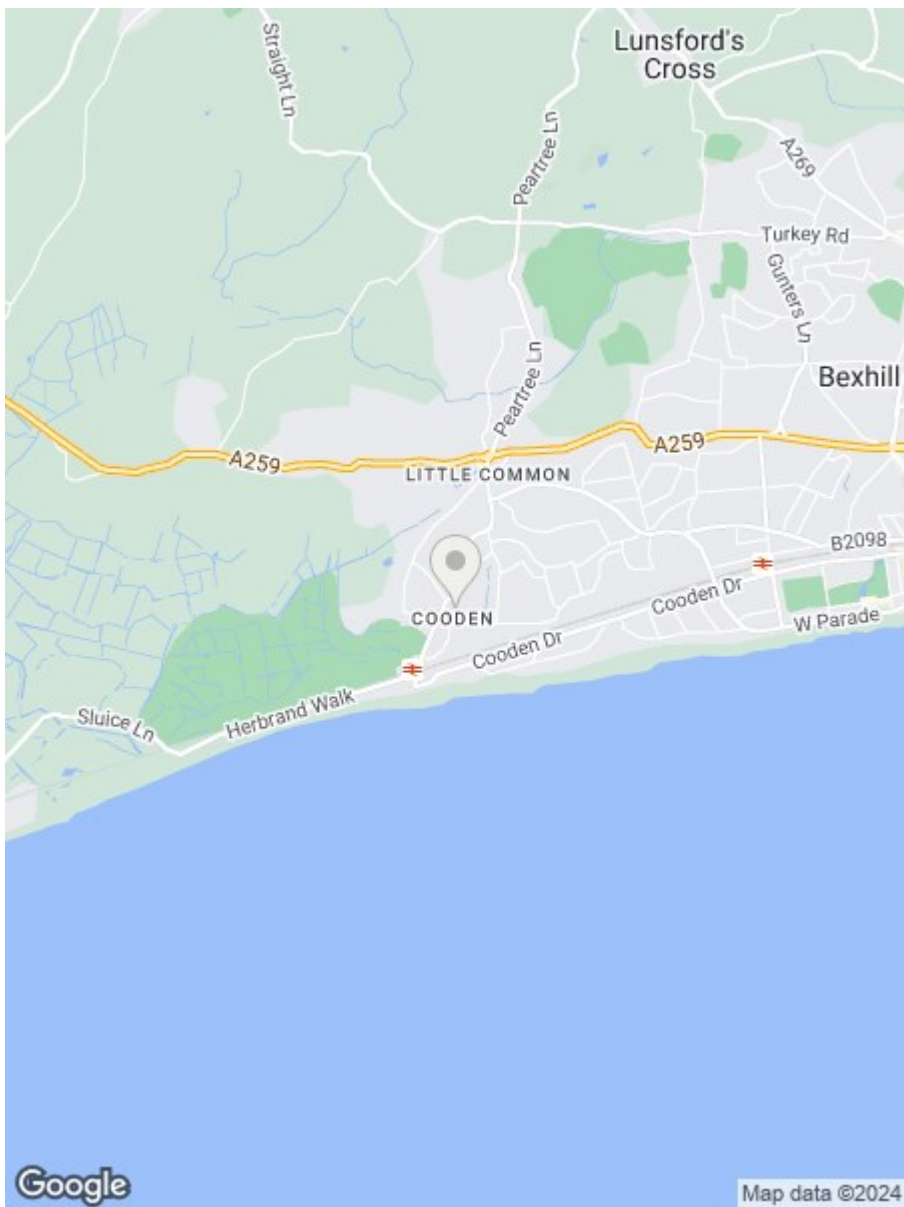


1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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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