

**RUSH
WITT &
WILSON**



**11 Clavering Walk, Bexhill, East Sussex TN39 4TW
£1,200,000**

This substantial 1920's detached family home offers a wealth of character and also the benefit of annexing part of the ground floor accommodation for possible extended family living. Comprising five bedrooms the master with en suite bathroom and the second with en suite shower room, family bathroom, stunning modern fitted kitchen open plan to conservatory/family room, sitting room with feature log burner an additional two receptions rooms, utility room , utility area , cloakroom and second kitchen. With a southerly aspect and garden and providing outstanding south downs and sea views from most of the bedrooms. Modern internal benefits include gas fired central heating to radiators and double glazing and there are many period features including hard wood flooring and fireplaces. Externally the is a large rear garden mainly laid to lawn with a patio area, mature flower and shrub borders whilst to the front of the property there is a block paved carriage driveway and a large 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.



Entrance door leading to:

Porch

Side aspect double glazed window, radiator, tiled flooring, glazed door with glazed side panels leading to hallway.

Cloakroom

Front aspect double glazed leaded light frosted window. White suite comprising a low level w.c., pedestal wash hand basin, radiator and tiled flooring.

Hallway

Stairs to first floor, two radiators, built-in under-stairs cupboard with front aspect double glazed leaded light frosted window. Picture rail and tiled flooring

Sitting Room

30'8 x 23' (9.35m x 7.01m)

Triple aspect double glazed, some with leaded light, windows. Feature solid fuel burner in brick and timber surround, two radiators.

Kitchen

17'9 x 15' (5.41m x 4.57m)

Modern fitted kitchen comprising a range of base level units with roll top work surfaces, central island, space for double cooker, built-in bowl and a half sink unit with mixer tap, space for free standing fridge/freezer, wall mounted vertical radiator, tiled flooring.

Open plan to:

Family Room/Conservatory

17'6 x 17'2 (5.33m x 5.23m)

Fully double glazed incorporating ceiling and window blinds, doors leading to rear garden. Tiled flooring.

Third Reception Room

22'8 x 11'10 (6.91m x 3.61m)

Double glazed doors with double glazed side panels leading to rear garden. Radiator, feature fireplace in ornamental brick surround, picture rails, two radiators, wall mounted up-lighters. Internal bi-folding glazed doors. Hardwood flooring.

Fourth Reception Room

11'10 x 9'10 (3.61m x 3.00m)

Double glazed doors with double glazed side panels leading to rear garden, radiator and hardwood flooring.

Inner Hall

Walk-in pantry with shelving, tiled flooring and side aspect window, radiator, door to utility area.

Kitchen Two

14'11 x 12' (4.55m x 3.66m)

Front aspect double glazed leaded light windows. Range of eye and base level units with roll top work surfaces and under unit lighting, built-in double sink with mixer tap, built-in dishwasher, two radiators, built-in storage cupboard, hardwood flooring.

Utility Room

7'4 x 7'4 (2.24m x 2.24m)

Front aspect double glazed leaded light window. Range of eye and base level units with glass fronted display cabinets, built-in circular bowl sink unit with mixer tap, plumbing and space for tumble dryer and dishwasher, tiled flooring.

Utility Area

15'8 x 9'5 (4.78m x 2.87m)

Double glazed door leading to rear garden. Cloakroom with w.c.

First Floor Landing

Two front aspect double glazed leaded light windows, two radiators, picture rail, access to loft.

Master Bedroom

16'1 x 13'10 (4.90m x 4.22m)

Front aspect double glazed window with countryside and sea views towards Beachy Head, radiator.

En-Suite Bathroom

Front aspect leaded light frosted window. White suite comprises a low level w.c., pedestal wash hand basin, panel enclosed bath with electric shower. Radiator, part tiled walls, built-in airing cupboard housing hot water tank and shelving, electric light and shaver point, ceiling mounted recessed spotlights and extractor fan.

Bedroom Two

16'6 x 13'11 (5.03m x 4.24m)

Rear aspect double glazed window with views. Built-in wardrobes, feature fireplace in ornamental tile and brick surround and two radiators.

En-Suite Shower Room

Internal window to bedroom one. White suite comprises a low level w.c., pedestal wash hand basin with tiled splash-back, tiled and enclosed double shower with shower screen and electric shower. Radiator, ceiling mounted extractor hood, electric light and shaver point.

Bedroom Three

13'11 x 10'5 (4.24m x 3.18m)

Rear aspect double glazed window, built-in wardrobe and radiator.

Bedroom Four

11'11 x 8'11 (3.63m x 2.72m)

Rear aspect double glazed window with views. Radiator and feature fireplace.

Bedroom Five

12'10 x 7'5 (3.91m x 2.26m)

Side aspect double glazed window, radiator, picture rail, built-in shelving.

Bathroom

Front aspect double glazed leaded light frosted window. White bath with mixer tap and shower attachment, wall mounted wash hand basin with tiled splash-back, wall mounted heated towel rail, built-in airing cupboard with hot water tank and shelving, part tiled walls.

Cloakroom

Front aspect double glazed leaded light frosted windows, w.c., radiator.

Outside

Front Garden

In and out "U" shaped driveway providing off road parking for multiple cars, mature flower, shrub and bush borders.

Rear Garden

Large rear garden with block patio area leading to lawned area with mature flower and shrub borders, rockeries, timber garden shed, boundaries marked by panel enclosed fencing, outside lighting, outside tap, side access to front of property.

Garage

With access via double doors, power, light and storage. Outside security lighting.

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.





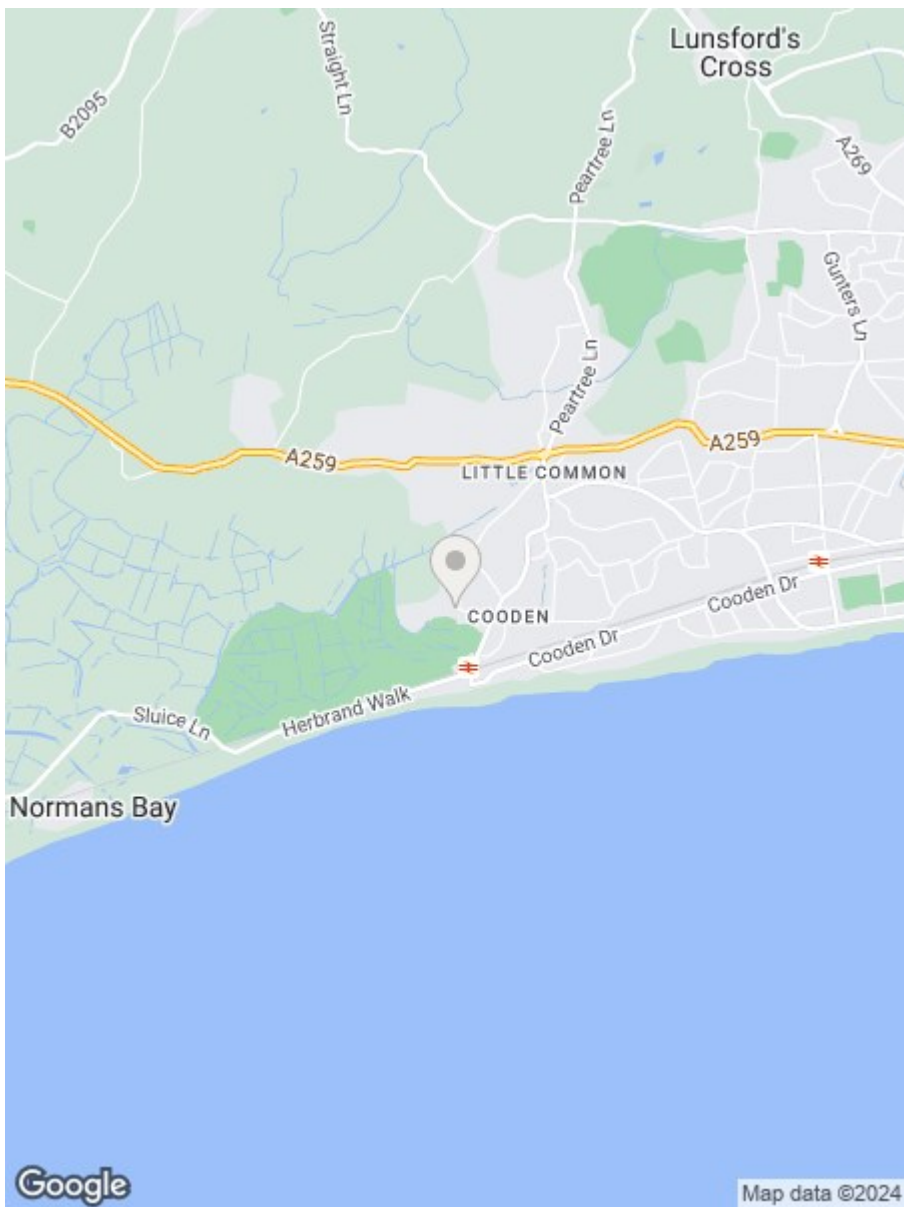
GROUND FLOOR
APPROX. FLOOR
AREA 2187 SQ.FT.
(203.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1271 SQ.FT.
(118.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3459 SQ.FT. (321.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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