

**RUSH  
WITT &  
WILSON**



**16 The Gorses, Bexhill-On-Sea, East Sussex TN39 3BE**  
**£750,000**



**This captivating 1930s detached family home artfully showcases a blend of original charm and modern conveniences, making it a rare find in the highly coveted Cooden Beach area. Just a short walk from the beach, local tennis club, Cooden Beach Golf Club and Cooden Beach Hotel, as well as a mainline railway station offering convenient access to London, the property offers an enviable lifestyle.**

**The residence boasts four spacious reception rooms and several fireplaces that add to the character of the home. Accommodation includes four generously sized double bedrooms, with the main bedroom benefitting from an en-suite bathroom. There are also a well-appointed bathroom to serve the family needs. The flow of reception rooms throughout, including the kitchen/breakfast room, is ideal for family gatherings. The property further benefits from a utility room and a convenient downstairs cloakroom.**

**The property is complete with double-glazed windows and doors throughout, ensuring comfort and energy efficiency. Gas central heating keeps the home warm and inviting.**

**Outside, the mature private front garden and stunning westerly facing rear garden are perfect for relaxation and entertaining, complete with a swimming pool for summer enjoyment. Additional features include two single garages and two driveways, providing ample parking space.**

**This property is offered with NO ONWARD CHAIN, making it easy for a new family to move in without delay. Viewing is highly recommended by RWW sole agents. Council Tax Band F. Don't miss out on this exceptional family home!**









**Entrance Hallway**

With entrance door, window to the front elevation, double radiator.

**Cloakroom**

WC with low level flush, corner wash hand basin, tiled splashback, radiator, obscured glass window to the rear elevation.

**Living Room**

21'1" x 14'0" (6.45 x 4.29)  
Bay window to the front elevation, two double radiators, shelving, original brick open fireplace. Open arch leading to Conservatory.

**Conservatory**

16'5" x 14'0" (5.02 x 4.28 )  
Vaulted ceiling, bay window , French doors open onto the westerly facing rear garden, two double radiators, recessed shelving, opening to study.

**Study**

11'1" x 8'3" (3.39 x 2.54)  
Window to the rear elevation, double radiator.

**Dining Room**

14'1" x 12'9" (4.31 x 3.89)  
Window to the front elevation, single radiator, stunning original brick fireplace.

**Kitchen/Breakfast Room**

18'6" x 9'11" (5.66 x 3.04)  
Windows overlook the rear garden, fitted kitchen comprising a range of bespoke oak base and wall units with laminate worktops, twin circular bowl sink unit with mixer tap, breakfast bar, double radiator, electric hob with extractor canopy and light, integrated double oven and grill, integrated microwave oven, tiled floor, tiled splashbacks, walk in pantry with obscured glass window to the side elevation, shelving. Door leading to utility room.

**Inner Lobby**

Space for additional white goods, tiled floor and shelving, door leading into integral garage.

**Utility/Boot Room**

8'5" x 7'0" (2.59 x 2.15)  
Window overlooks the rear elevation, door to rear garden,

base and wall units with laminate worktops, circular sink with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating and domestic hot water boiler.

**First Floor Landing**

Feature window to rear elevation providing panoramic views across the rear garden, access to roof space, single radiator, built in airing cupboard.

**Bedroom One**

17'2" x 14'3" (5.24 x 4.35 )  
Window overlooks the front elevation, double radiator, beautiful brick fireplace, two fitted wardrobe cupboards with shelving, matching bedside tables, shelving, additional overhead storage, matching drawers.

**En-Suite**

Comprising walk in shower with chrome controls and chrome showerhead, sliding doors, inset wash hand basin with vanity unit beneath, bidet, wc with concealed cistern, heated towel rail, tiled walls, window to the rear elevation.

**Bedroom Two**

17'3" x 12'0" (5.27 x 3.68 )  
Window to the front elevation, double radiator, fitted wardrobe cupboards with dressing table and drawers, overhead storage compartments.

**Bedroom Three**

12'3" x 12'1" (3.74 x 3.69)  
Window to the front elevation, single radiator.

**Bedroom Four**

10'1" x 9'1" (3.08 x 2.79)  
Window to the rear elevation, single radiator, built in wardrobe cupboard.

**Bathroom**

Suite comprising double ended panelled bath with mixer tap, walk in shower cubicle with electric shower unit controls and showerhead, chrome heated towel rail, ornate pedestal mounted wash hand basin, two obscured glass windows to the rear elevation, tiled walls, dividing wall separating wc with low level flush.

**Outside**

**Front Garden**

Beautifully arranged, mainly laid to lawn, well stocked shrub, plant and flowerbeds, enclosed with a combination of hedging and fencing to all sides, retaining wall to the front, bricked paved pathway leads to entrance door, off road parking is available to either side of the property leading to two garages.

**Rear Garden**

Westerly facing rear garden, private and secluded, mainly laid to lawn, bricked paved patio areas suitable for alfresco dining, outside lighting, outside water tap, wide side access, well established plant, shrub and flowerbeds, wide verity of established trees, ornamental fishpond. To the rear of the garden there is a swimming pool with pump, controls and filtration system. The garden is enclosed with fencing to all sides.

**Garage One**

Electrically operated up and over door, personal door into inner lobby, obscured glass window to the side elevation, power and light.

**Garage Two**

Electrically operated up and over 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  
1335 sq.ft. (124.1 sq.m.) approx.



1ST FLOOR  
938 sq.ft. (87.1 sq.m.) approx.

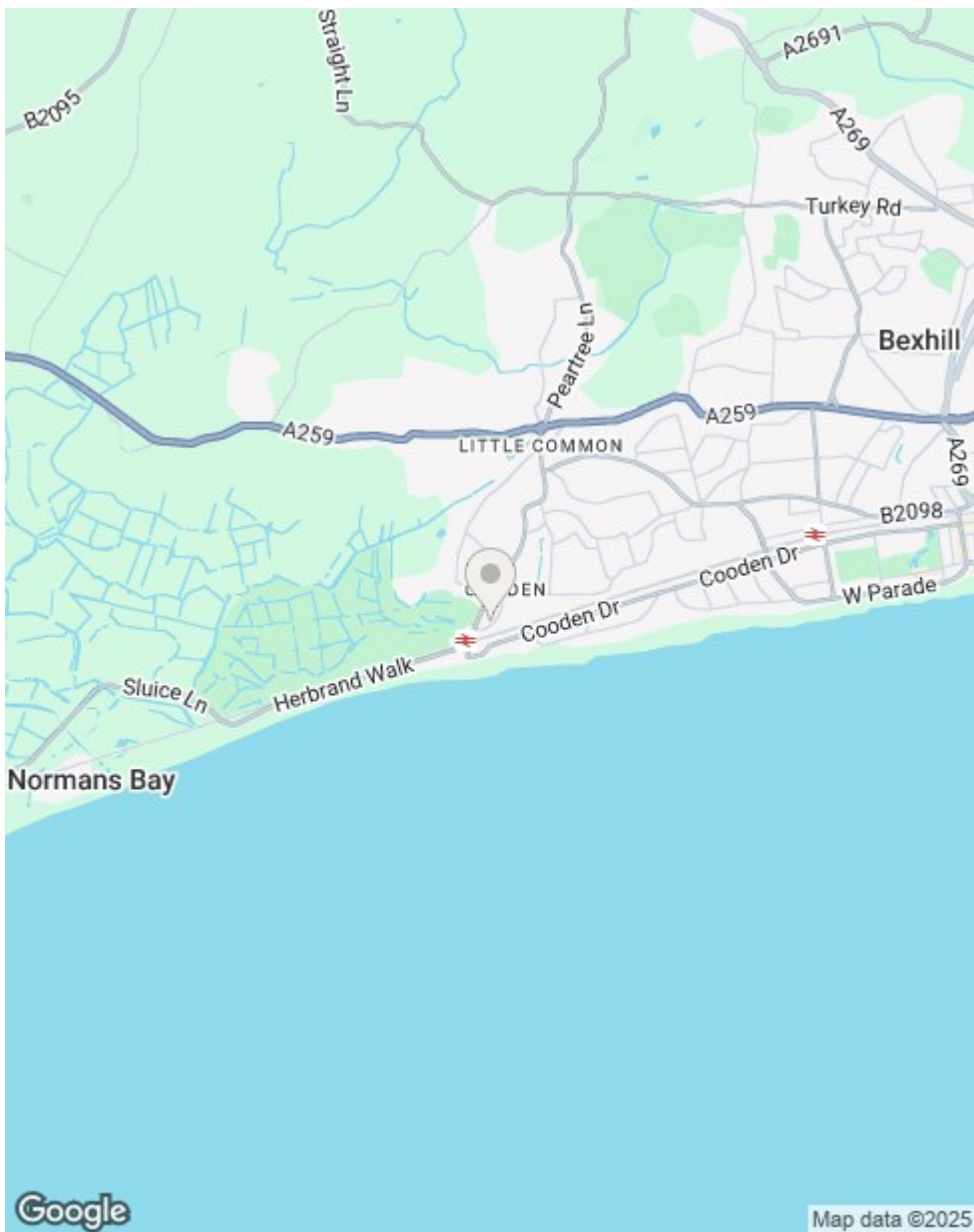


TOTAL FLOOR AREA : 2273 sq.ft. (211.2 sq.m.) approx.

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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### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential |
|-----------------------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (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>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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