

**RUSH  
WITT &  
WILSON**



**15 Withyham Road, Bexhill-On-Sea, East Sussex TN39 3BD**  
**£799,950**



**A substantial four/five bedroom detached house, situated in the sought after location of Cooden, Bexhill, adjacent to Cooden Beach Tennis/Squash club and within short walking distance of Cooden Beach mainline train station, Cooden Beach, Cooden Beach Golf Club and Little Common Village, offering a wide range of amenities. Offering bright and spacious accommodation throughout the property comprises a beautiful south facing living room, second reception room, modern fitted kitchen/breakfast room, orangery, study and indoor 'hydrotherapy' pool and large wet room all to the ground floor. To the first floor the property offers four double bedrooms with the main bedroom benefitting from a en-suite bathroom and a modern family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Outside the property offers off road parking for multiple vehicles, beautifully landscaped and maintained private rear garden. Viewing comes highly recommended by RWW sole agents to appreciate this stunning detached family home. Council Tax Band F.**



**Large Entrance Porch**

With glass panelled entrance door, tiled flooring.

**Entrance Hallway**

With entrance door, stairs leading to the first floor, wood flooring, two radiators, under stairs storage space, large pantry cupboard.

**Living Room**

21'0" x 14'4" (6.41 x 4.39)

Double glazed window to the front elevation, two radiators, feature fireplace with open fire and wood mantle.

**Kitchen/Breakfast Room**

13'1" x 9'10" (4.00 x 3.00)

Modern fitted kitchen with a range of matching wall and base level units with straight edge worktop surfaces, sink with drainer and hot and cold tap, four ring hob with extractor canopy above, integrated electric cooker and grill, space for freestanding American style fridge/freezer, integrated dishwasher, breakfast bar, double doors leading to the orangery.

**Utility Room**

10'5" x 3'10" (3.19 x 1.19)

Base level units , double sink with hot and cold tap, space and plumbing for washing machine and tumble dryer, window to the rear elevation, glass panelled door giving side access, double radiator, gas central heating and domestic hot water boiler.

**Orangery**

14'10" x 13'7" (4.53 x 4.15)

Overlooking the beautiful rear garden, glass panelled doors giving access onto the rear garden, two double radiators.

**Second Reception Room**

15'3" x 13'10" (4.66 x 4.24)

French doors overlook and give access onto the rear garden, window to the side elevation, double radiator, serving hatch through to kitchen, feature fireplace.

**Study/ Bedroom Five**

17'7" x 8'9" (5.38 x 2.69)

Dual aspect with windows to the front and side elevations, double radiator.

**Hydrotherapy Pool**

22'1" x 12'0" (6.74 x 3.66)

With windows to the front elevation, ceiling lantern window, recessed ceiling spotlights, tiled flooring, stunning indoor heated hydro-pool, jacuzzi jets and swim spa, underfloor heating.

**Large Wet Room**

Suite comprising wc with low level flush, wall mounted shower controls, shower attachment and rain effect showerhead, floating wash hand basin with mixer tap, chrome heated towel rail, obscured double glazed window and door to the rear, under floor heating.

**First Floor Landing**

Double glazed windows to the side elevation, access to loft space via loft hatch, radiator, storage cupboards.

**Bedroom One**

14'6" x 13'11" (4.43 x 4.26)

Dual aspect with double glazed windows to the rear and side elevations, double radiator.

**En-Suite**

Suite comprising wc with low level flush, floating wash hand basin with mixer tap, large walk in shower with chrome wall mounted shower controls, chrome shower attachment and rain effect showerhead, radiator, tiled walls, double glazed windows to the rear elevation.

**Bedroom Two**

15'11" x 14'2" (4.87 x 4.33)

Double glazed windows to the southerly elevation with far reaching views towards Beachy Head and additional window to the side, double radiator, built in wardrobe cupboards/drawers with mirrored doors.

**Bedroom Three**

17'4" x 10'5" (5.29 x 3.20)

Double glazed windows to the southerly aspect, double radiator, wash hand basin with mixer tap.

**Bedroom Four**

10'11" x 10'6" (3.35 x 3.22)

Double glazed windows to the rear elevation, double radiator, built in wardrobe cupboards with mirrored sliding doors.

**Family Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome controls and chrome hand/shower attachment, chrome heated towel rail, inset shelving, window to the side elevation, tiled walls.

**Outside**

**Boiler Room**

With pool equipment and gas heating for wet room and hydro-pool room.

**Front Garden**

Blocked paved driveway providing extensive off road parking for multiple vehicles, shrubbery.

**Rear Garden**

Mainly laid to lawn, beautifully established with mature plants, shrubs and flowerbeds, enclosed to all sides, timber framed summerhouse, side access is available, limestone patio area suitable for alfresco dining.

**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.





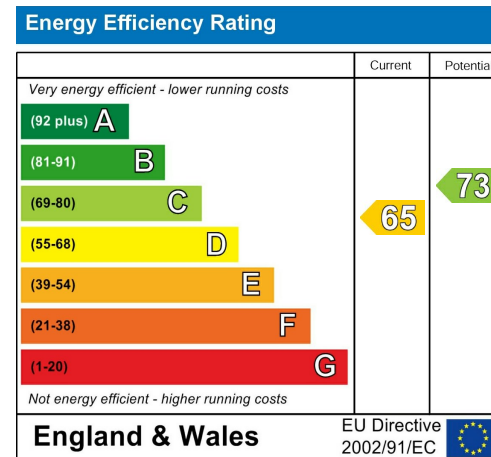
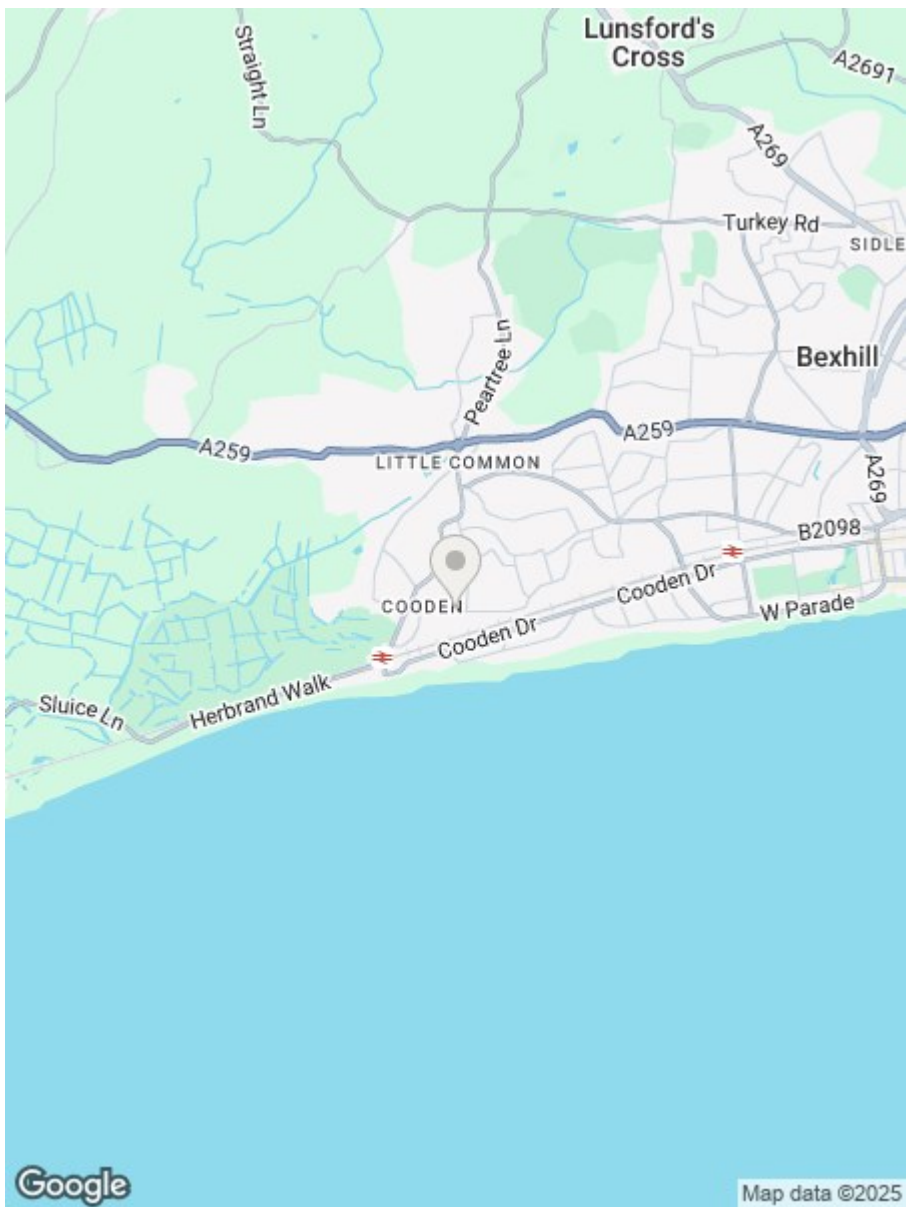




**TOTAL FLOOR AREA : 2749 sq.ft. (255.4 sq.m.) approx.**

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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