

**RUSH
WITT &
WILSON**



5 Hartfield Road, Bexhill-On-Sea, East Sussex TN39 3EA
£1,100,000

This exceptional five-bedroom detached family house is situated in one of Bexhill's most prestigious roads, just a stone's throw from the picturesque Cooden Beach. The property offers generous living spaces throughout, making it an ideal family home. The ground floor features three impressive reception rooms, including a spacious living room, a formal dining room, and a versatile study that can also serve as a sixth bedroom. The modern, bright south-facing kitchen/breakfast room is a standout feature, boasting a vaulted ceiling, built-in appliances, underfloor heating, and ample space for family dining. There is a convenient utility room enhancing practicality. A downstairs cloakroom adds to the ease of living. The spacious reception hall provides a welcoming entrance, leading to an internal access door to the double garage. The first floor is home to five spacious bedrooms, including two with en-suite bathrooms, providing convenience and privacy for family members. An additional family bathroom serves the remaining bedrooms. Internally, the house benefits from a gas central heating system and double glazed windows and doors, ensuring comfort throughout the year. The attractive south-facing rear garden is primarily laid to lawn and features a patio area and additional seating areas, perfect for outdoor entertaining or relaxation. To the front, a double-width driveway provides parking for multiple vehicles and leads to the double garage. With all these features, this spacious family home is highly recommended for viewing to truly appreciate its charm and potential. Council Tax Band G.





Covered Entrance Porchway

Entrance Hallway

Entrance door with stain glass window to the front elevation, covered radiator, built in double doored cloaks cupboard, under stairs storage cupboard, door through to integral double garage.

Cloakroom

WC with low level flush, wall mounted wash hand basin, half height wall tiling, double radiator, tiled floor, obscured glass window to the side elevation.

Living Room

19'11" x 14'2" (6.08 x 4.32)
Two windows to the side elevation, patio doors to the rear giving access onto the southerly facing garden, double radiator, ornate fire place with living flame coal effect fire, double door through to the dining room.

Dining Room

12'5" x 11'0" (3.80 x 3.37)
Window to the rear southerly elevation overlooking the rear garden, double radiator.

Utility Room

9'10" x 4'9" (3.01 x 1.45)
Window to the side elevation, door to side, base and wall units with laminate straight edge worktops, tiled floor, single radiator, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine.

Kitchen/Breakfast room

26'6" x 12'10" (8.09 x 3.93)
Windows to both side elevations, patio doors lead out to the side, bi-fold doors to the rear elevation, tiled floor, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer stainless steel sink unit with mixer tap, space for fridge/freezer, gas hob with extractor canopy and light, integrated oven and grill, integrated dishwasher, vaulted ceiling with Velux window.

Study/Bedroom Six

14'0" x 7'8" (4.29 x 2.34)
Window to the front elevation, single radiator.

First Floor Landing

Window to the side elevation, access to roof space, built in airing cupboard with pre lagged hot water cylinder.

Bedroom One

15'7" x 13'1" (4.75 x 4.00)
Window to the rear elevation, single radiator, built in sliding door wardrobe cupboards.

En-Suite

Comprising walk in double width shower cubicle with chrome controls, showerhead, attachment and fixing, double ended bath with hand/shower attachment, his and hers wash hand basins, wc with low level flush, two chrome heated towel rails, tiled flor and walls, obscured glass windows to the rear elevations.

Bedroom Two

16'2" x 13'3" (4.95 x 4.06)
Two windows overlook the front elevation, single radiator, built in wardrobe cupboards.

En-Suite

Comprising walk in shower cubicle with hand shower attachment, controls and fixing, wc with low level flush, pedestal mounted wash hand basin, chrome heated towel rail, half height wall tiling, tiled floor, obscured glass window to the side elevation.

Bedroom Three

14'7" x 14'0" (4.46 x 4.29)
Window to the rear elevation, single radiator, built in wardrobe cupboards.

Bedroom Four

13'5" x 10'2" (4.10 x 3.10)
Window to the front elevation, single radiator, fitted wardrobe cupboards.

Bedroom Five

9'9" x 8'9" (2.99 x 2.69)
Window to the front elevation, single radiator.

Family Bathroom

Suite comprising inset bath with hand shower attachment, wall mounted electric shower unit controls and shower head, wc with low level flush, twin his and hers wash hand basins with mirrors and lights, electric shaver point, bidet,

wall mounted vanity unit, heated towel rail, obscured glass window to the side elevation, tiled floor.

Outside

Front Garden

Mainly laid to lawn, enclosed with fencing and retaining walls, trees and shrubs, bricked paved double width driveway, side access is available.

Rear Garden

A beautiful southerly aspect with patio areas for alfresco dining, mature shrubbery, well stocked plants and tree boarders offering privacy and seclusion, enclosed with fencing to all sides, hot tub, summerhouse, outside lighting.

Double Garage

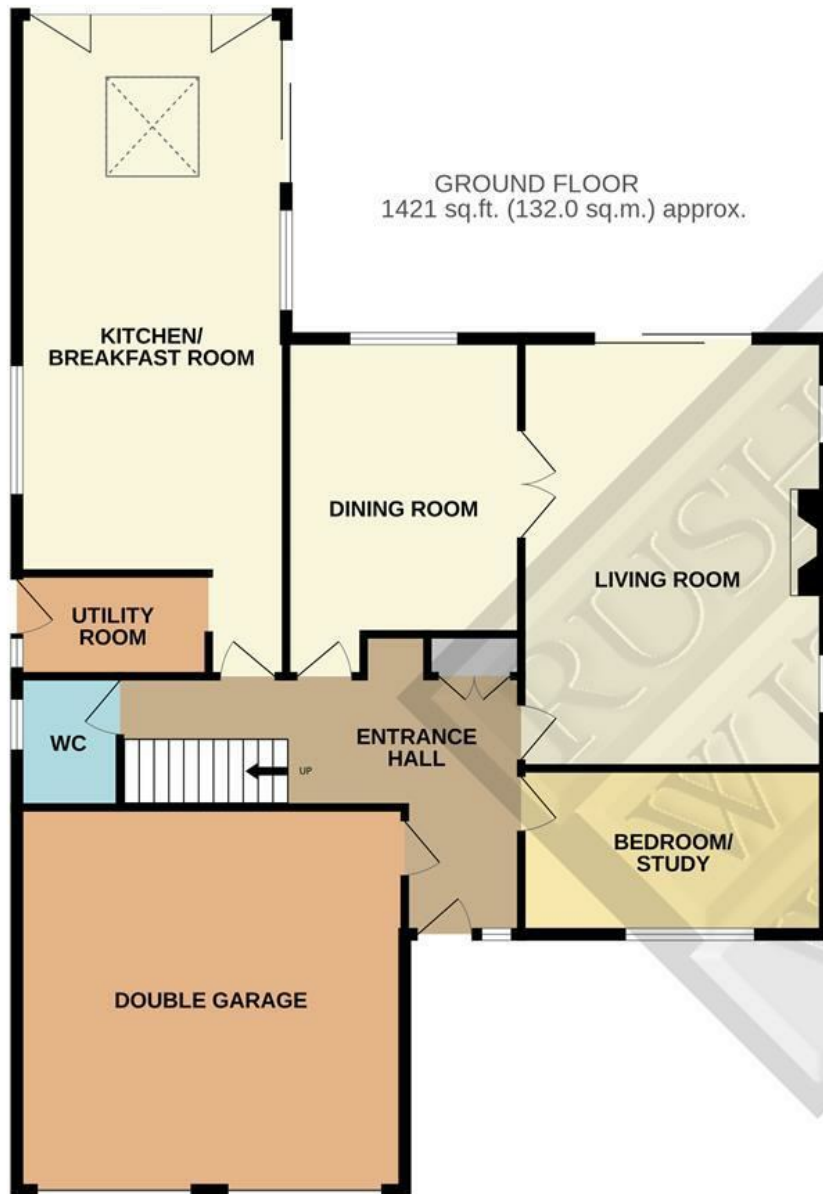
16'9" x 18'6" (5.13 x 5.65)
Two up and over doors, wall mounted gas central heating and domestic hot water boiler, power and light, space for additional white goods.

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.



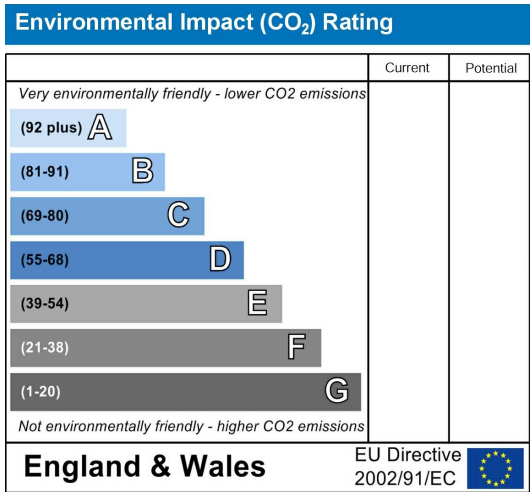
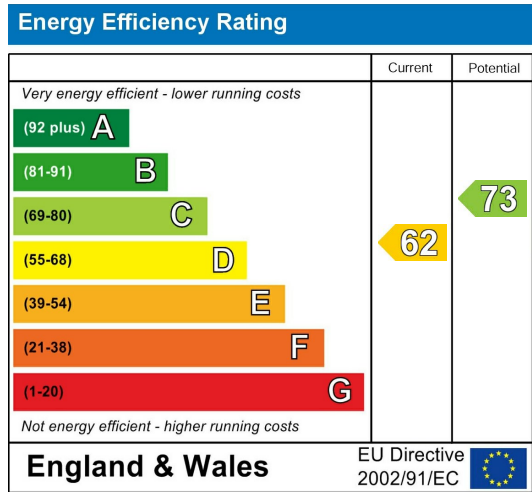
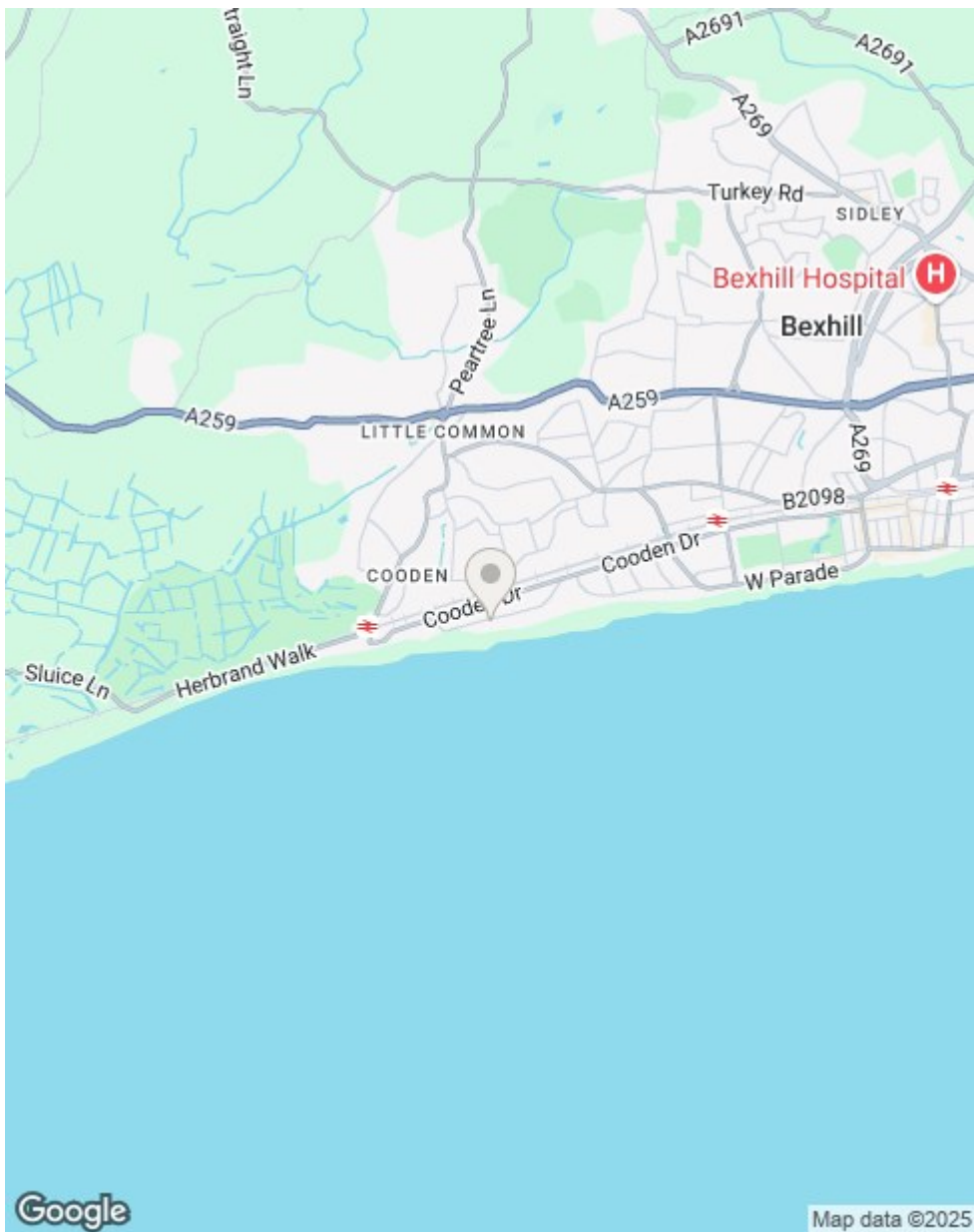




TOTAL FLOOR AREA : 2574 sq.ft. (239.1 sq.m.) approx.

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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