

**RUSH  
WITT &  
WILSON**



**1 Highcroft Cottages Whydown Road, Bexhill-On-Sea, East Sussex TN39 4RB  
£435,000**



**A beautiful semi detached cottage, situated in this picturesque rural location, surrounded by stunning woodland and private gardens, with nearby nature reserves and walks to enjoy, whilst only being approx. 3.5 miles from Bexhill Seafront, Bexhill Train Station and Bexhill Town Centre and approx. 2 miles from Cooden Beach Train Station and Seafront, offering a perfect blend of rural and urban living.**

**Approached via stunning private gardens, the property comprises, dual aspect living room with log burner, modern fitted kitchen/dining room, modern downstairs bathroom suite, large 'Studio', and two/three bedrooms. Other internal benefits include double glazed windows and door and oil-fired central heating system.**

**Externally, the property boasts stunning private gardens, beautifully landscaped and maintained, with plants, shrubs and small trees of various kinds, driveway providing off road parking for multiple vehicles and detached garage with power and light.**

**Viewings comes highly recommended by Rush, Witt & Wilson to appreciate this rarely available cottage, situated in this stunning setting.  
CHAIN FREE. Council Tax Band D.**









**Entrance Porch**

Windows to the front and side elevations, glass panelled entrance door leading onto the living room.

**Living Room**

12'9" x 11'11" (3.91 x 3.64)

Dual aspect with windows to the front and side elevations, feature fireplace with log burning stove ,double radiator.

**Kitchen/Breakfast Room**

13'1" x 10'11" (3.99 x 3.34)

Modern fitted kitchen with a range of matching wall and base level units with wood straight edge worktop surfaces, integrated electric oven, four ring electric hob with extractor canopy above, single drainer sink unit with mixer tap, integrated fridge and freezer, double radiator, tiled splashbacks, window to the rear elevation, stained glass window to the side elevation.

**Downstairs Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with rain effect showerhead, obscured double glazed windows to the side elevation, heated towel rail, roll top radiator, tiled walls, tiled floor.

**Sheltered Garden**

With decked area, leading to the studio.

**Studio**

19'8" x 13'1" (6.00 x 4.00)

Large studio with sky-lights, entrance door, fitted work benches, butler sink with cold water tap, space and plumbing for washing machine, door leading to storage shed.

**First Floor Landing**

With windows to the side elevation.

**Bedroom One**

12'11" x 11'3" (3.96 x 3.43)

Double glazed windows to the rear elevation, radiator, built in wardrobe cupboards and storage cupboard.

**Bedroom Two**

12'11" x 13'7" (3.96 x 4.15)

Double glazed windows to the front elevation with beautiful views across the front gardens, radiator, stairs leading to office space, fitted wardrobe cupboard.

**Attic Room/Bedroom Three**

16'4" x 8'1" (5.00 x 2.47)

Velux window to the side elevation, double radiator, storage cupboard, eaves storage is available.

**Outside**

**Driveway**

Driveway laid with pebbles providing off road parking for multiple vehicles.

**Detached Garage**

Timber construction, double opening doors, power and light.

**Rear Garden**

Private garden, beautifully landscaped with patio areas suitable for alfresco dining, flowerbeds, trees and shrubs, areas of lawn, enclosed to all sides, surrounded by stunning woodland.

**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.







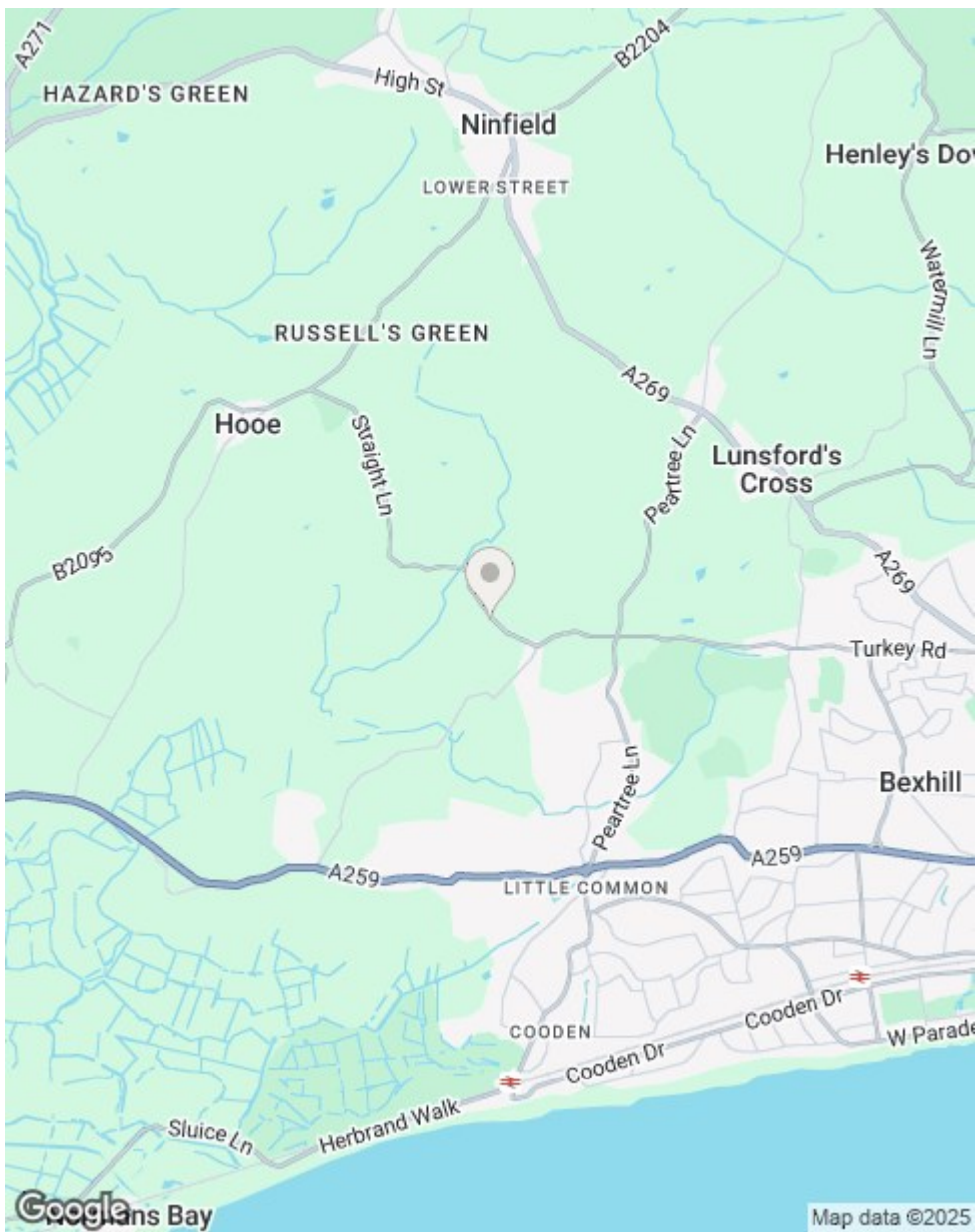







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		77
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	45	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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

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