

**RUSH
WITT &
WILSON**



11 Hartfield Road, Bexhill-On-Sea, East Sussex TN39 3EA
£1,150,000

A substantial five bedroom detached house, situated in one of Bexhill's most prestigious roads, being a short walk to the picturesque Cooden Beach, and approx. 0.8 miles to 'The Relais Cooden Beach Hotel' and Cooden Beach Train Station. Offering extensive accommodation throughout, the property comprises, south facing sitting room, modern fitted kitchen breakfast/room, conservatory, five double bedrooms, downstairs study room, utility room, three bathrooms and downstairs w.c. Other internal benefits include ample storage space, gas central heating to radiators and double glazed windows and doors throughout. Externally, the property boasts off road parking for multiple vehicles, stunning private front and rear gardens, and double garage. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



Entrance Hallway

With glass panelled entrance door, stairs leading to the first floor, radiator, large cloaks cupboard with hanging space and shelving. Internal door leading to the double garage.

Living Room

20'0" x 14'0" (6.1m x 4.29m)
Double glazed windows and double glazed glass panelled sliding doors giving access and overlooking the rear garden, double radiator, feature fireplace, double doors leading through to:

Dining Room

14'0" x 10'9" (4.27m x 3.3m)
Double glazed windows to the rear elevation, double radiator.

Kitchen/Breakfast Room

19'5" x 13'0" (5.93m x 3.98m)
Dual aspect with double glazed windows to the rear and side elevations, double radiator, glass panel door leading to the conservatory. Modern fitted kitchen with a range of wall and base level units with laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill, four ring gas hob and extractor canopy above, space and plumbing for dishwasher, tiled flooring, tiled splashbacks.

Utility Room

9'10" x 4'11" (3m x 1.51m)
Glass panelled door and window to the side elevation with matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for free standing fridge and freezer, space and plumbing for washing machine and tumble dryer, radiator, tiled splashbacks, tiled flooring.

Conservatory

13'6" x 12'8" (4.13m x 3.88m)
Windows overlooking the rear garden, double glazed glass panelled sliding door giving access onto the rear patio, UPVC construction.

Cloakroom/WC

With suite comprising w.c. with low level flush, pedestal mounted wash hand basin with hot and cold tap, radiator, part tiled walls, obscure double glazed window to the side elevation.

Office

11'11" x 8'2" (3.64m x 2.49m)
Double glazed windows to the front elevation, radiator.

First Floor

Landing

Arched window to the front elevation with an additional window to the front, access to loft space via loft hatch, radiator, large airing cupboard with slatted shelving and housing the hot water tank.

Bedroom One

13'11" x 12'6" (4.25m x 3.82m)
Double glazed windows to the southerly elevation, radiator, built-in wardrobe cupboards with mirrored opening doors, hanging space and shelving available.

En-Suite

Suite comprising low level wc. with flush, vanity unit with unit beneath, panelled bath with chrome taps and additional chrome hand shower attachment, dual aspect with obscure double windows to the side and rear elevations, heated towel rail, part tiled walls.

Bedroom Two

13'11" x 10'10" (4.26m x 3.32m)
Double glazed windows to the rear elevation and radiator, built-in wardrobe cupboards with hanging space and shelving available.

Bedroom Three

13'6" x 12'5" (4.12m x 3.8m)
Double glazed windows to the rear elevation, built-in wardrobe cupboards with hanging space and shelving, radiator.

Bedroom Four

15'9" x12'0" (4.81m x3.67m)
Two sets of double glazed windows to the front elevation, radiator, multiple built-in wardrobe cupboards with mirrored doors, hanging space and shelving.

En-Suite

Modern suite comprising wc. with low level flush, pedestal mounted wash hand basin with mixer tap, large walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head,

obscured double glazed window to the side elevation, radiator.

Bedroom Five

11'10" x 7'11" (3.62m x 2.43m)
Double glazed window to the front elevation, radiator.

Family Bathroom

Modern suite comprising wc., with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome taps with additional chrome wall mounted shower attachment and chrome shower head, tiled splashbacks and tiled flooring, obscure double glazed window to the side elevation, heated towel rail.

Outside

Front Of The Property

Block paved driveway providing off road parking for multiple vehicles, beautifully established and well maintained front garden with plant, shrubs and small trees of various kinds.

Rear Garden

Mainly laid to lawn and beautifully established and maintained, wildlife pond, trees, plants and shrubs of various kinds, enclosed to all sides with fencing, patio area suitable for alfresco dining and side access is available.

Double Garage

With two separate opening electric up and over doors, obscure glass panelled door to the side and internal access door, also houses the gas central heating boiler.

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.

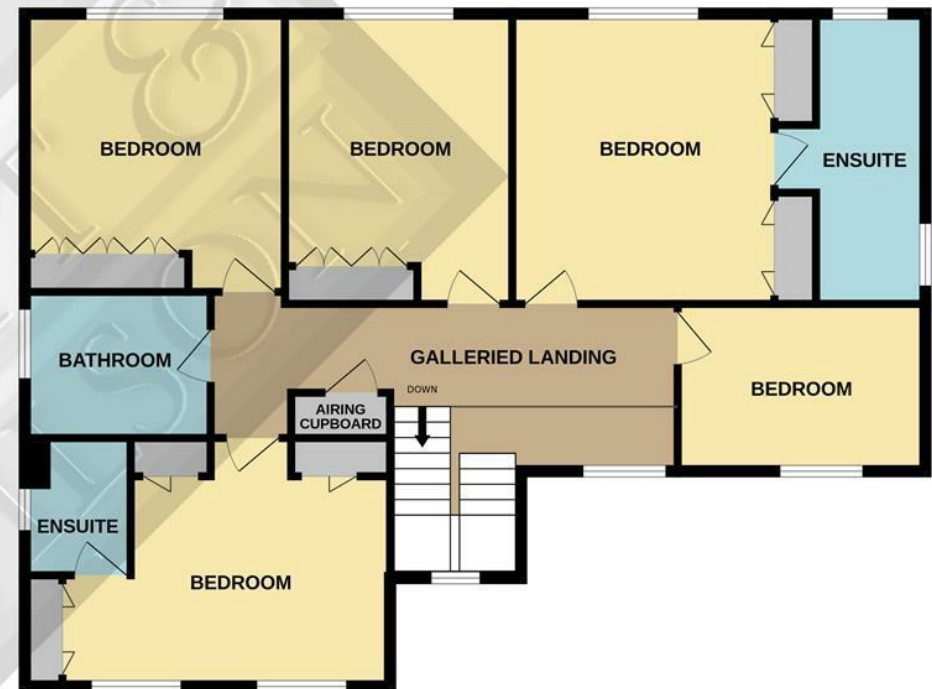
Council Tax Band - G



GROUND FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



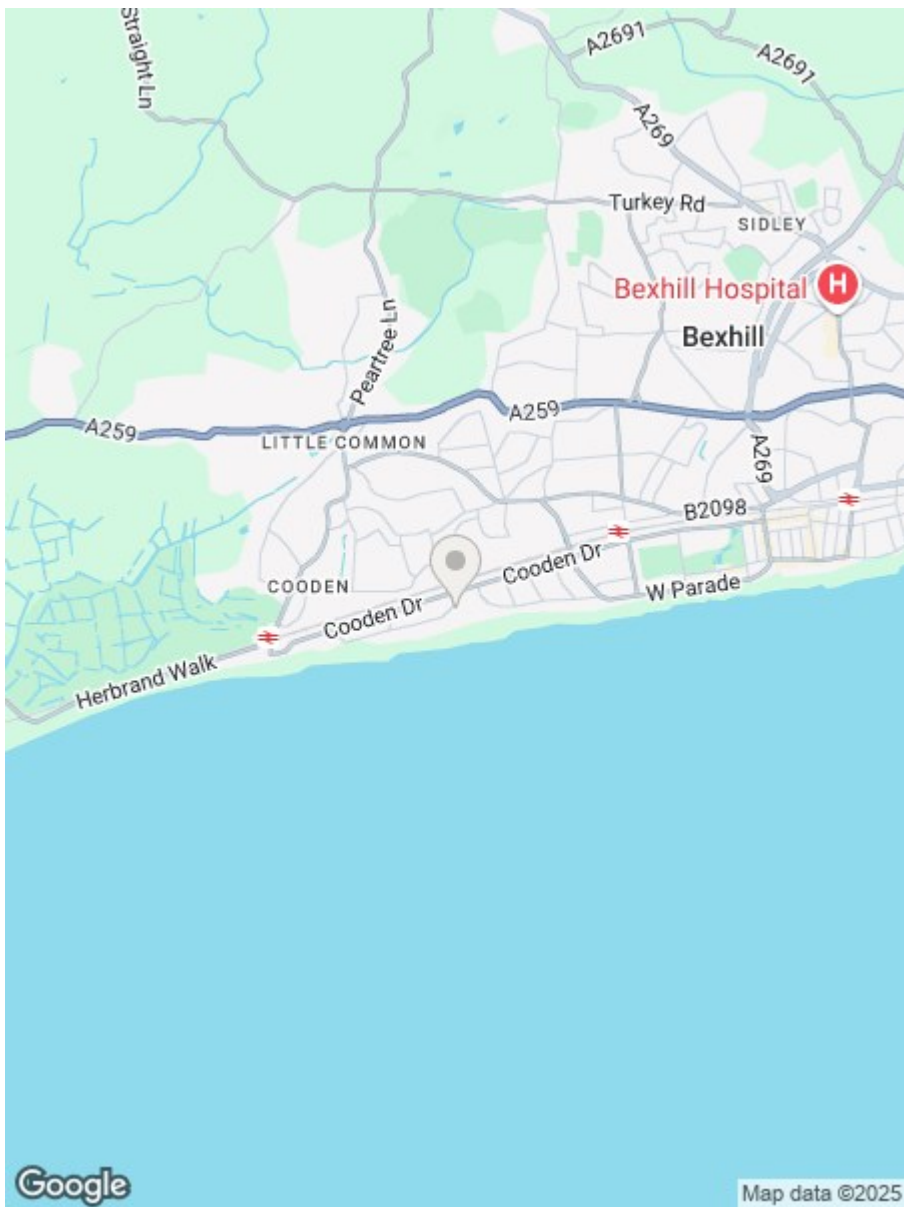
1ST FLOOR
1162 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 2616 sq.ft. (243.1 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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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 (CO₂) 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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