

**RUSH
WITT &
WILSON**



18 Newlands Avenue, Bexhill-On-Sea, East Sussex TN39 4HA
Guide Price £714,000

A stunning four bedroom detached family home situated in this sought after residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises bay fronted living room, exceptional open plan kitchen/living/dining area, downstairs study, utility room, four double bedrooms, two separate w.c.'s, family bathroom and other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles and private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Porch

Double glazed window and entrance door, arch window to the front. Leading to the entrance hallway.

Entrance Hallway

Entrance door, vertical radiator, stairs leading to the first floor, additional radiator.

Living Room

21'1" x 13'3" (6.43m x 4.04m)
Double glazed bay windows to the rear elevation overlooking the rear garden, radiator, alcove housing the television, in-built flame effect fireplace.

Kitchen/Living/Dining Room

22'0" x 35'5" (6.72m x 10.82m)
Double glazed windows to the front elevations and two sets of folding doors giving access to the rear garden, tiled flooring with underfloor heating. Modern fitted kitchen with a range of matching wall and base level units with straight edge quartz worktop surfaces, double sink with drainer and mixer tap, two integrated dishwashers, two built-in AEG ovens, five ring electric hob with extractor canopy above, integrated fridge and freezer, two skylights.

Study Room

13'1" x 7'8" (4m x 2.34m)
Double glazed bay window to the front elevation with radiator, built-in cupboards with shelving and hanging space.

Utility Room

15'3" x 8'2" (4.67m x 2.49m)
Base level units and wood effect straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, integrated dishwasher, four ring electric hob, radiator, double glazed double doors to the front elevation, glass panelled rear access door.

Downstairs Cloakroom/WC

Suite comprising w/c, with low level flush, wash hand basin with mixer tap, radiator, obscure double glazed window to the front.

First Floor Landing

Windows to the front elevation, radiator.

Bedroom One

21'0" x 14'5" (6.41m x 4.41m)
Double glazed bay window to the rear elevation and an additional double glazed window to the side, two radiators, window seating, built-in wardrobe cupboards with hanging space and shelving, door leading to a flat roof.

Bedroom Two

14'0" x 12'6" (4.27m x 3.83m)
Dual aspect, double glazed windows to the rear and side elevations and radiator.

Bedroom Three

14'7" x 8'1" (4.47m x 2.47m)
Double glazed windows to the rear and front elevations, radiator.

Bedroom Four

9'10" x 5'11" (3m x 1.81m)
Double glazed window to the front elevation, radiator and built-in wardrobe cupboards with hanging space and shelving.

Cloakroom/WC

Modern suite comprising w/c with low level flush, radiator, obscure double glazed window to rear.

Family Bathroom

Modern suite comprising claw foot bath with chrome taps and chrome hand shower attachment, large walk-in shower cubicle with chrome wall mounted shower controls and chrome rain effect showerhead, pedestal mounted wash hand basin with mixer tap, chrome heated towel rail, part tiled walls and tiled flooring, obscure double glazed window to the front elevation.

OUTSIDE

Front Of Property

Driveway providing off road parking for multiple vehicles and an area of front garden space.

Rear Garden

With raised patio area suitable for alfresco dining and is mainly laid to lawn and well established with various plants, shrubs and trees, comes enclosed to all sides and side access is available.

Agents Note

We are aware there are restrictive covenants on the property, further details available upon request.

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 - D



GROUND FLOOR
1389 sq.ft. (129.1 sq.m.) approx.

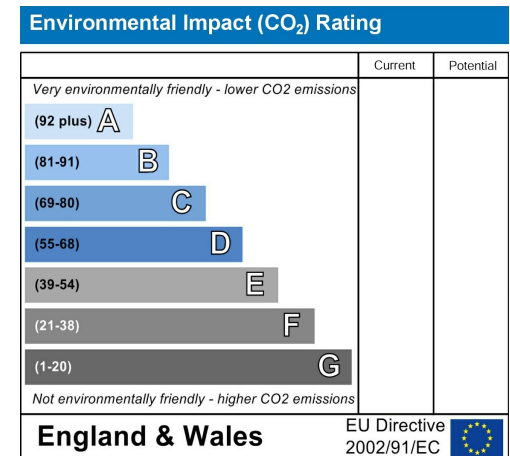
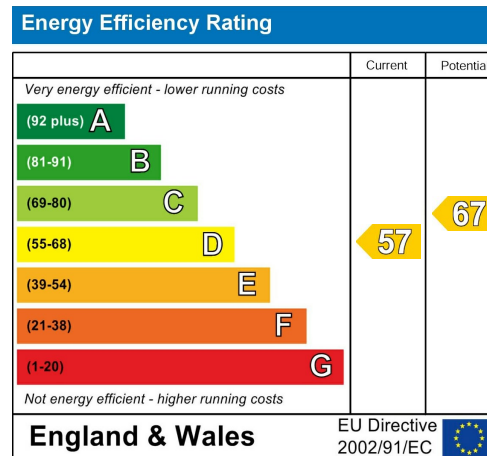
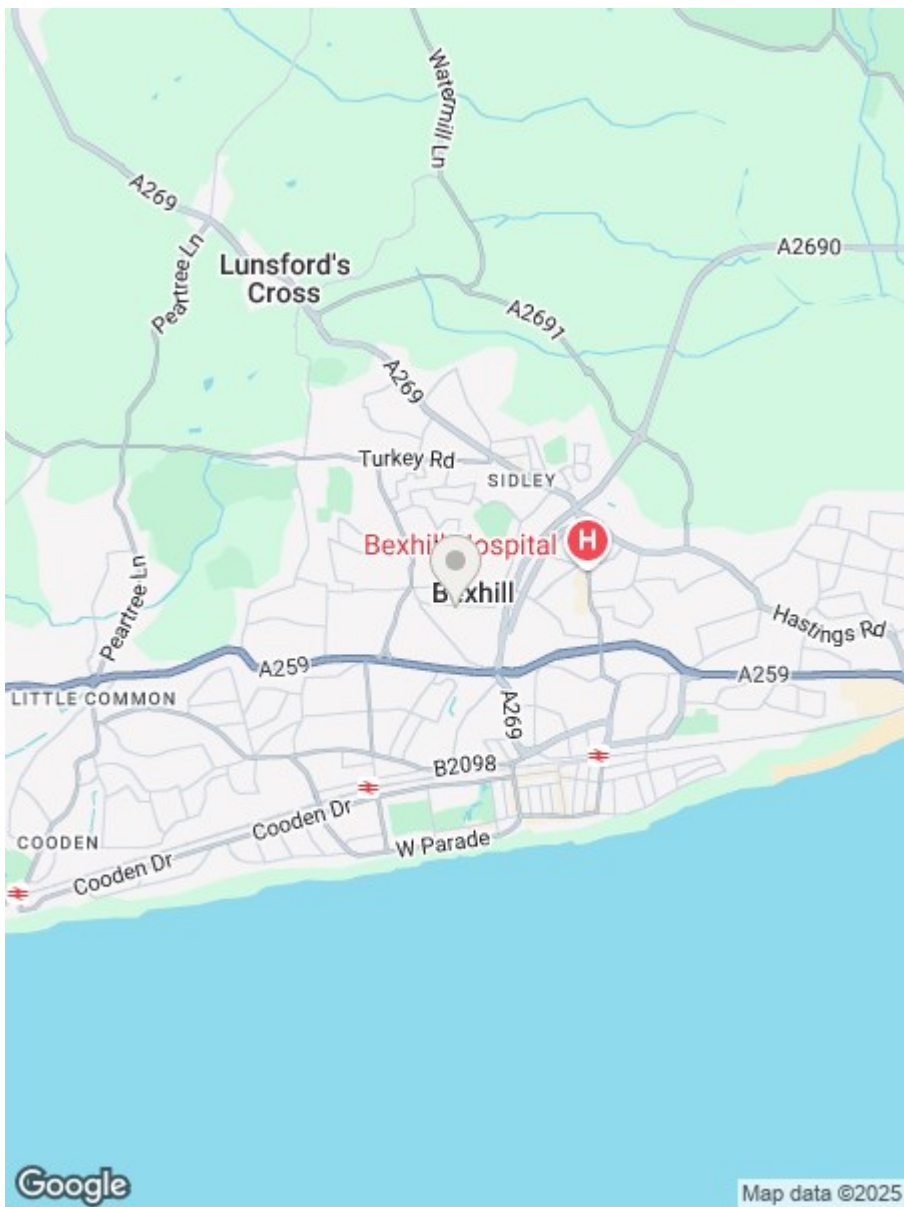


1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.5 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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