

**RUSH
WITT &
WILSON**



**12 Hawthorn Avenue, Cooden, Bexhill-On-Sea, East Sussex TN39 3UZ
£537,500**

A stunning four bedroom detached family house with kitchen/breakfast room, UPVC conservatory, two reception rooms, en-suite to master bedroom, gas central heating system, double glazed windows and doors, downstairs cloakroom, private front and rear gardens, double garage, extensive off road parking, located in the highly sought after area Cooden. Viewing comes highly recommended by RWW sole agents.



Entrance Porch

Window and door to front elevation.

Entrance Hallway

With entrance door and obscured glass window, door through to garage, single radiator, understairs storage cupboard.

Cloakroom

WC with low level flush, chrome heated towel rail, wall mounted wash hand basin with vanity cupboard, tiled walls and tiled floor.

Living Room

19'1 x 13'5 (5.82m x 4.09m)

Two double radiators, laminate wood flooring, ornate fireplace with tiled hearth.

Conservatory

24'1 x 8' (7.34m x 2.44m)

Windows overlook both side and rear elevations with French doors leading out to patio, UPVC double glazed construction.

Dining Room

11'3 x 10'6 (3.43m x 3.20m)

Window overlooks the rear elevation, double radiator, laminate wood flooring.

Kitchen / Breakfast Room

17'2 x 8'10 (5.23m x 2.69m)

Door to side, window to the front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for dishwasher, integrated oven and grill with gas hob, extractor canopy and light, space for American style fridge/freezer, breakfast bar area with base storage cupboard, further obscured glass window to the side elevation, tiled splashbacks.

First Floor Landing

Access to roof space, built in airing cupboard housing the hot water cylinder.

Bedroom One

12'9 x 9'10 (3.89m x 3.00m)

Window to rear elevation, single radiator, fitted mirrored fronted wardrobes.

En-Suite

Comprising wc with concealed cistern, wall mounted wash hand basin with vanity unit and drawers beneath, chrome heated towel rail, tiled floor and tiled walls, walk in shower cubicle with with chrome shower controls and shower head and fixing, obscure glass window to the side elevation.

Bedroom Two

12'1 x 10'10 (3.68m x 3.30m)

Two windows to the front elevation, single radiator, built in wardrobe cupboards.

Bedroom Three

10'2 x 11' (3.10m x 3.35m)

Window to the rear elevation, single radiator, fitted mirrored fronted wardrobes.

Bedroom Four

13'7 x 5'8 (4.14m x 1.73m)

Two windows overlook the front elevations, single radiator.

Bathroom

Modern suite comprising wc with concealed cistern, inset wash hand basin with vanity unit, panelled bath with electric shower unit controls and shower head, chrome heated towel rail, obscure glass window to the side elevation, tiled floor and tiled walls.

Outside**Front Garden**

Mainly laid to lawn with shrub, plant and flowerbeds, extensive off road parking on bricked paved pathway to the front.

Rear Garden

Mainly laid to lawn with extensive shrub and flowerbeds, neatly edged with railway sleepers, summer house to rear, oriental raised shingle area, access available to both sides of the property, patio area for alfresco dining, outside water tap.

Double Garage

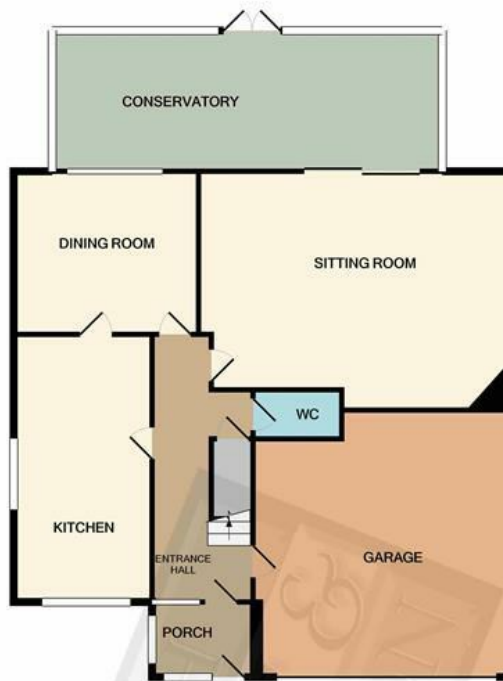
16'2 x 17'3 (4.93m x 5.26m)

Electrically operated roller door, part of the garage has been partitioned for utilities with plumbing for washing machine, space for tumble dryer, base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 1117 SQ.FT.
(103.7 SQ.M.)

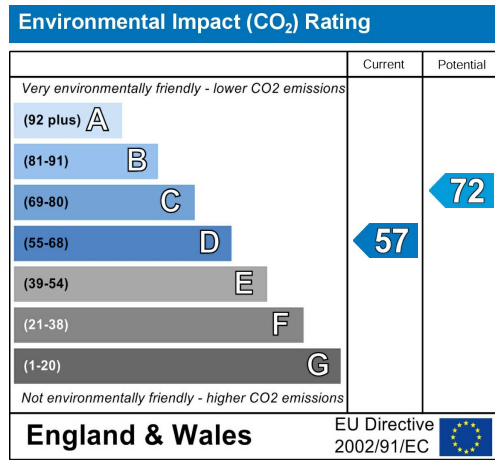
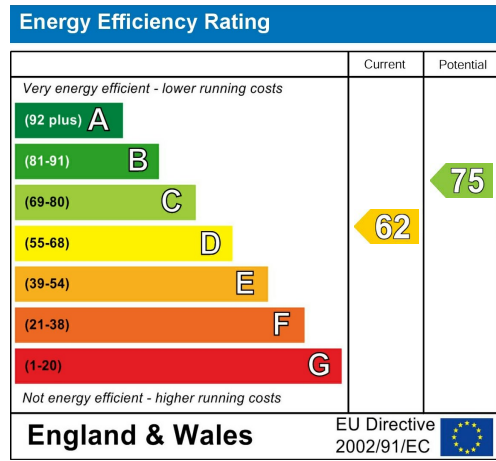


1ST FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(67.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1841 SQ.FT. (171.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**