9 Chievely Cottages Gillsmans Hill, St. Leonards-On-Sea, TN38 0SS

Offers In Excess Of £300,000 Freehold

A rare opportunity to purchase this handsome cottage found centrally at the top of Gillsmans Hill affording immediate ease of access to amenities. Internally the property is deceptively spacious offering a plethora of character. In principle the property offers an entrance lobby, open plan main reception/dining room with a beautiful and striking wood burning stove, to the rear of the room there are French doors that lead out to the courtyard garden which is a perfect space for early mornings to late evening for al-fresco dining, the reception room then leads through to the kitchen to the rear offering a contemporary design with granite work surfaces and integrated appliances with a glass door that opens to a well-designed shower room/wc. To the first floor there are two double bedrooms, the larger of the two offers an outlook to the rear courtyard, a staircase that leads you to a loft room and a door that opens up to the stunning en-suite bathroom/wc that enjoys a Victorian suite with a freestanding roll top bath, the front double bedroom has beautifully designed wardrobes and created office space. An enclosed courtyard garden wraps around the property affording a private aspect with the advantage of being south facing. Listed properties of this calibre and within this location are seldom available to purchase and viewings come highly recommended via appointed sole agents Rush Witt & Wilson.

Entrance Lobby
Composite entrance door to front, stairs rising to the first floor, cloaks hook, composite flooring, part glazed door leading through to:

Lounge/Diner
14'2 max x 12'8 (4.32m max x 3.86m)
Original style Victorian double glazed window to front with fitted shutter blinds, ceiling rose, statement feature log burning stove with a slate surround and hearth, continuation of the composite flooring, contemporary style radiators, understairs storage cupboard, upvc French doors to rear providing access to the courtyard style garden, opening to:

Kitchen
9'2 x 7'6 (2.79m x 2.29m)
Double glazed window to side, range of contemporary matching wall and base units with granite work surfaces over, inset countersunk one and a half bowl stainless steel sink unit with side drainer and freestanding mixer tap, integrated dishwasher, space and plumbing for washing machine, integrated Bosch oven, integrated Bosch microwave, four ring Bosch gas hob with Bosch extractor set above, granite splashback, integrated fridge/freezer, ceiling spotlights, glass door leading through to:

Shower Room
Circular opaque window to side, walk-in shower with waterfall shower head and side mixer spray, wash hand basin set into a vanity unit, low level wc, laddered heated towel rail, tiled floor, ceiling spotlights, extractor fan.

First Floor

Landing
Wooden flooring, doors off to the following:

Bedroom One
14'1 x 10'1 (4.29m x 3.07m)
Upvc windows to rear, stairs rising to the loft room (described later), wall mounted thermostat, continuation of the wooden flooring, radiator, bi-fold doors leading through to:

En-Suite Bathroom/WC
9'2 x 7'7 (2.79m x 2.31m)
Upvc windows to rear, freestanding roll top bath with Victorian style mixer tap and shower spray attachment, Victorian style wash hand basin, Victorian style wc, part tiled walls, tiled flooring, Victorian style radiator, cupboard housing concealed Worcester boiler.

Bedroom Two
13'9 x 8'8 (4.19m x 2.64m)
Victorian style upvc window to front with fitted shutter blinds, radiator, carpet as laid, built in soft close wardrobes, ceiling spotlights, built in office space with bespoke desk with cupboards and wall units.

Loft Room
16'4 x 10'6 (4.98m x 3.20m)
Ceiling spotlights, light and power.

Outside

Front Garden
Block paved driveway providing off road parking for one vehicle, log shed.

Rear Courtyard Garden
Tiled patio area, enclosed with walling, outside tap.

Agents Note
Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

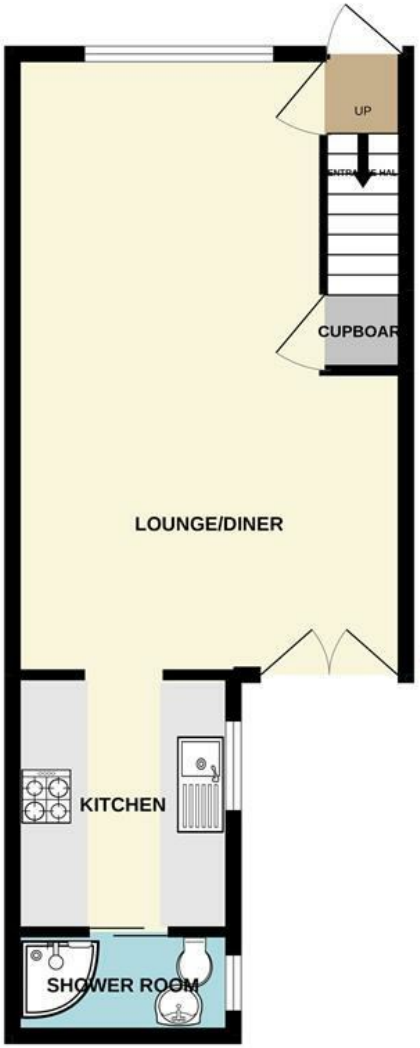
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

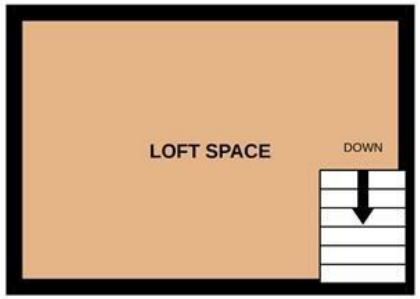
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

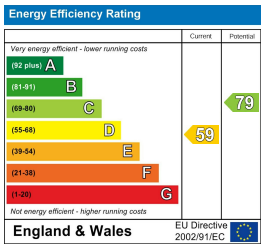
GROUND FLOOR

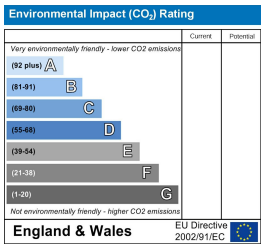


1ST FLOOR

2ND FLOOR







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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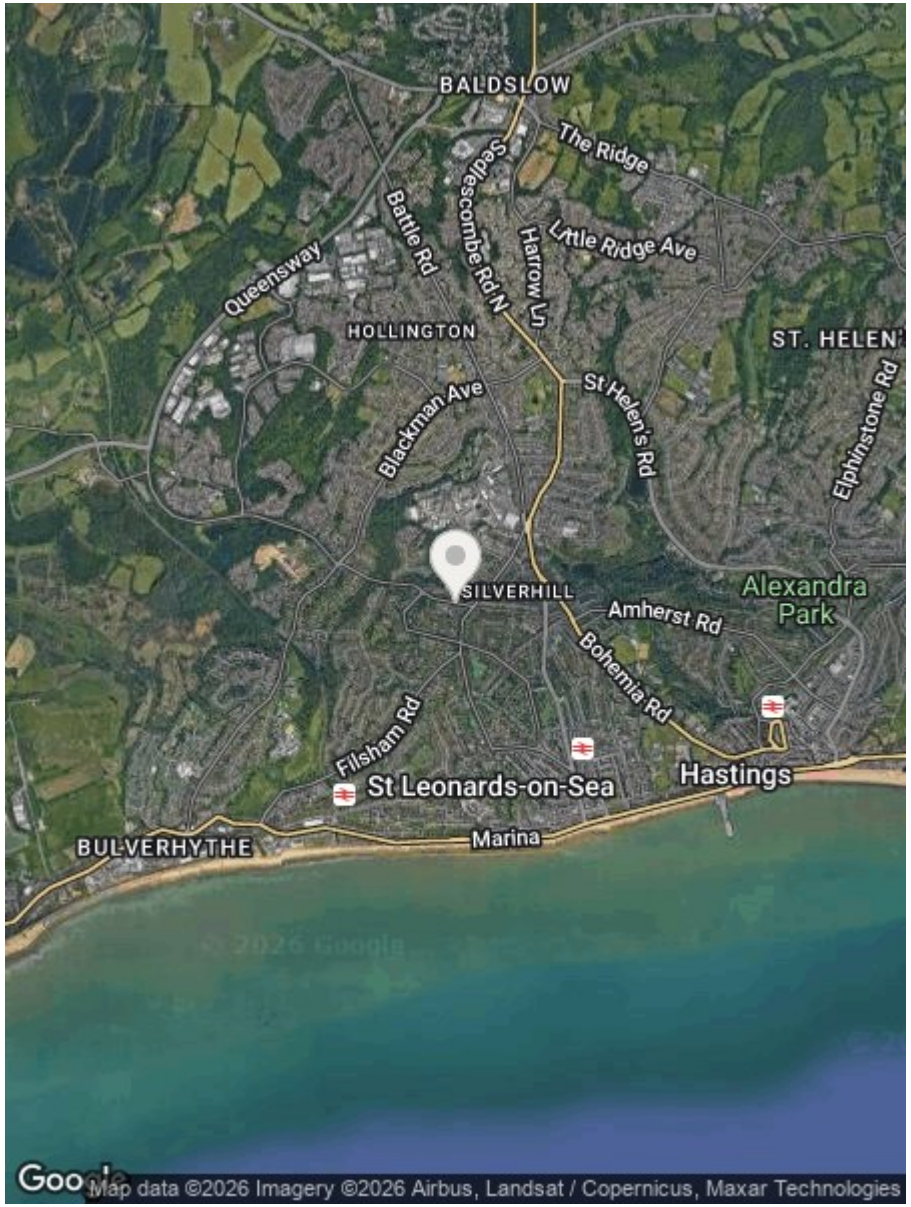

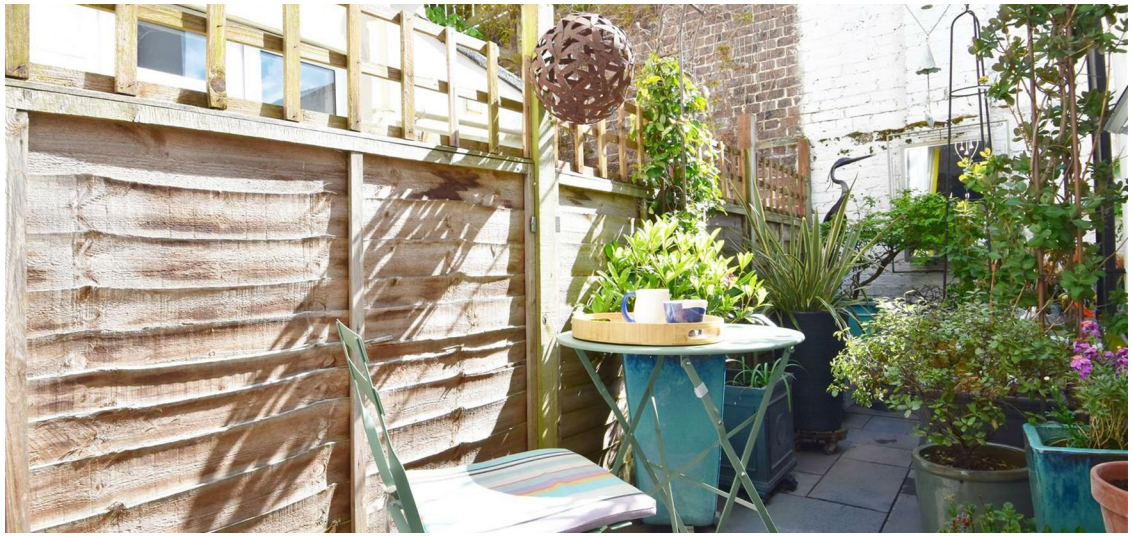

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