

**RUSH  
WITT &  
WILSON**



**70 Hawkhurst Way, Bexhill-On-Sea, East Sussex TN39 3SN  
Offers In Excess Of £650,000 Freehold**

## About this property

A stunning detached family home which comes beautifully presented and recently renovated by the current vendors. Internally, the property comprises entrance hallway, large living room, newly fitted kitchen/breakfast area leading to additional living room, downstairs wc and downstairs bedroom/study. To the first floor, the property further benefits from three double bedrooms and modern family bath/shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. There is also underfloor heating on the ground floor, covering the entrance hallway, downstairs wc, lounge and kitchen.

Externally, the property boasts off road parking for multiple vehicles, large garage and a stunning, beautifully landscaped rear garden, which comes enclosed to all sides, with patio area suitable for 'Alfresco dining', lawned area, and raised decking to the rear. There is also a large, detached outbuilding, suitable for home office use.

The property comes situated in this stunning location in the heart of Cooden, Bexhill, located next to Gillham Wood, and within short walking distance to Cooden Beach Tennis Club, Cooden Beach Golf Club, Cooden Beach Train Station, Cooden Beach Hotel and the Seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.

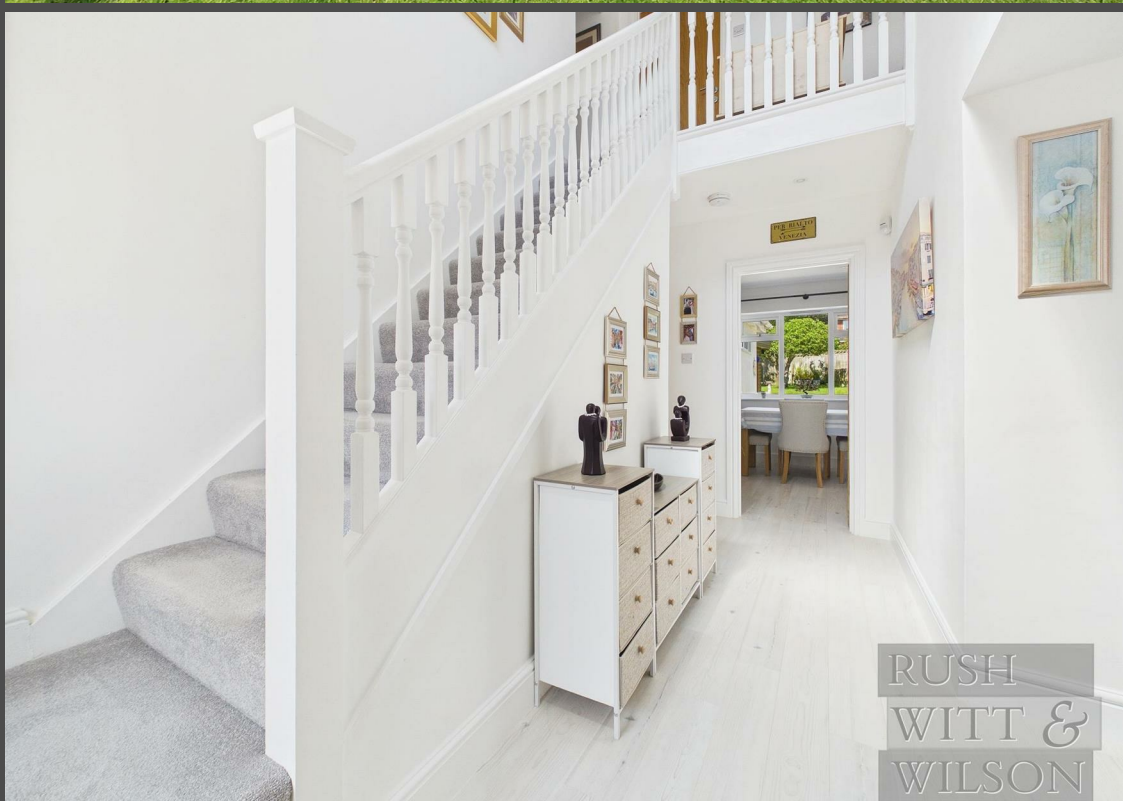




RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



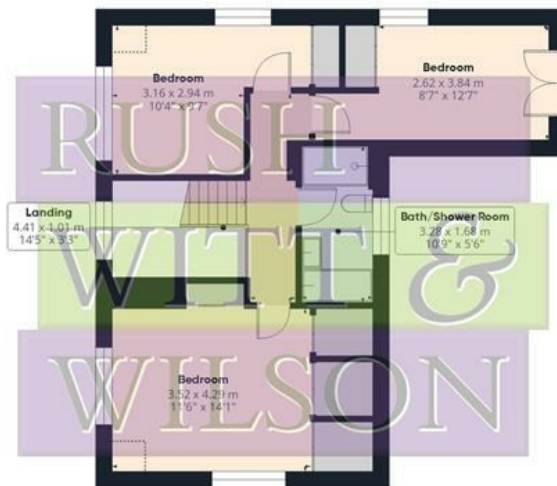
RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

160.4 m<sup>2</sup>  
1729 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

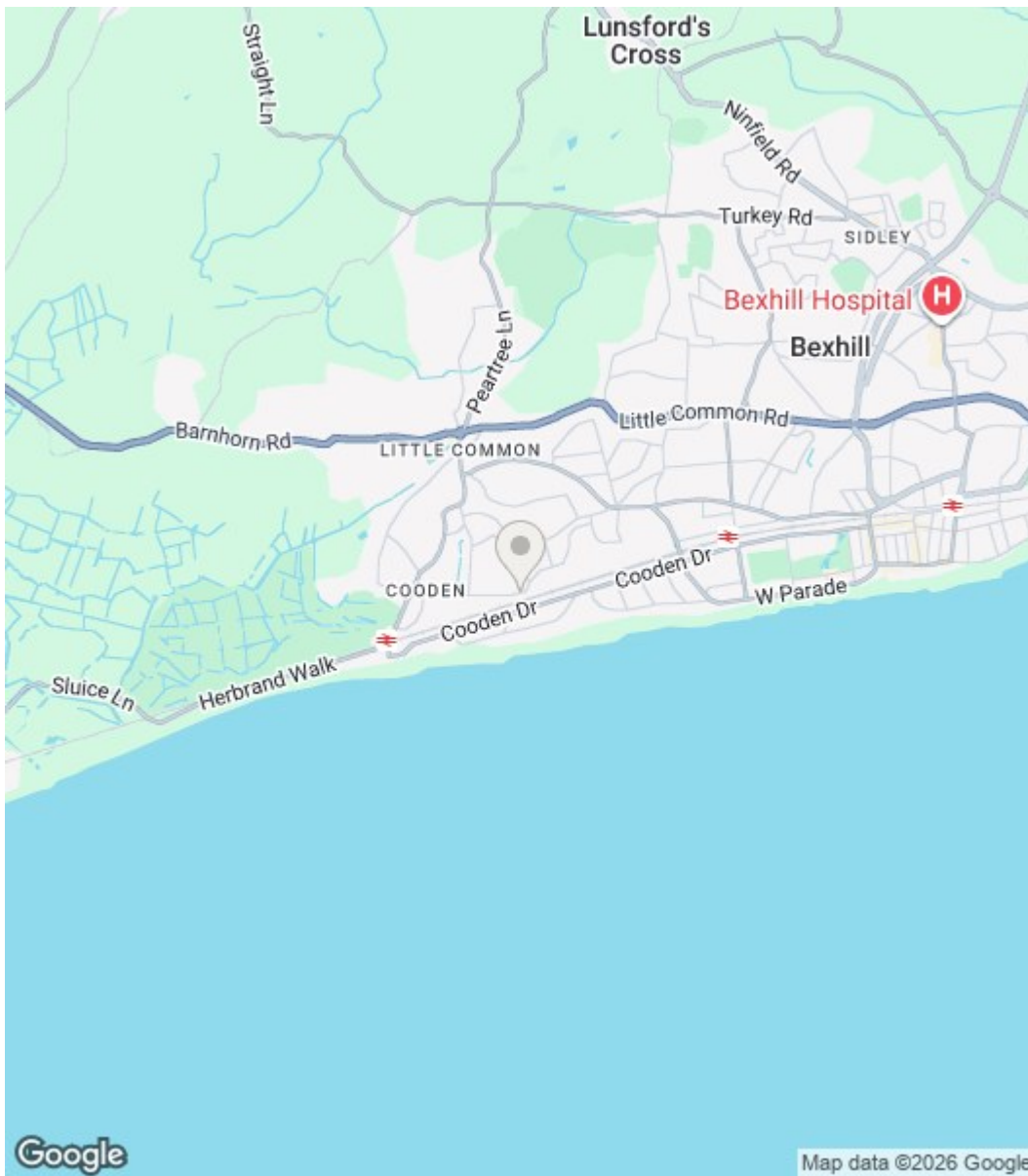
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

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>

**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](mailto:bexhill@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)