

**RUSH  
WITT &  
WILSON**



**11 Hawthorn Avenue, Bexhill-On-Sea, East Sussex TN39 3UZ  
Offers In Excess Of £550,000 Freehold**

## About this property

Rush Witt & Wilson are delighted to present this beautiful, spacious four-bedroom detached family home, complete with an integral double garage, generous off-road parking and a private, family-friendly rear garden. Situated in a quiet and rarely available cul-de-sac within the highly sought-after Cooden area, this impressive home offers an ideal setting for modern family living.

Beautifully maintained throughout, the property benefits from gas-fired central heating and double glazing, with well-proportioned accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall, a spacious dual-aspect living room featuring a charming wood-burning stove, a beautifully well-appointed kitchen/dining area and convenient downstairs WC.

Upstairs, the generous landing leads to the principal bedroom with en-suite shower room, three further bedrooms—two of which are excellent-sized doubles—and a contemporary family bathroom.

Externally, the property continues to impress with an integral double garage, ample off-road parking to the front and a level, enclosed rear garden, perfect for children, entertaining and outdoor dining.

Ideally positioned within easy reach of highly regarded schools, Cooden Golf Club, Cooden railway station and the beach, this superb family home combines peaceful surroundings with excellent local amenities.

Early viewing is highly recommended. Please contact the owners' sole agents, Rush Witt & Wilson, to arrange your viewing.

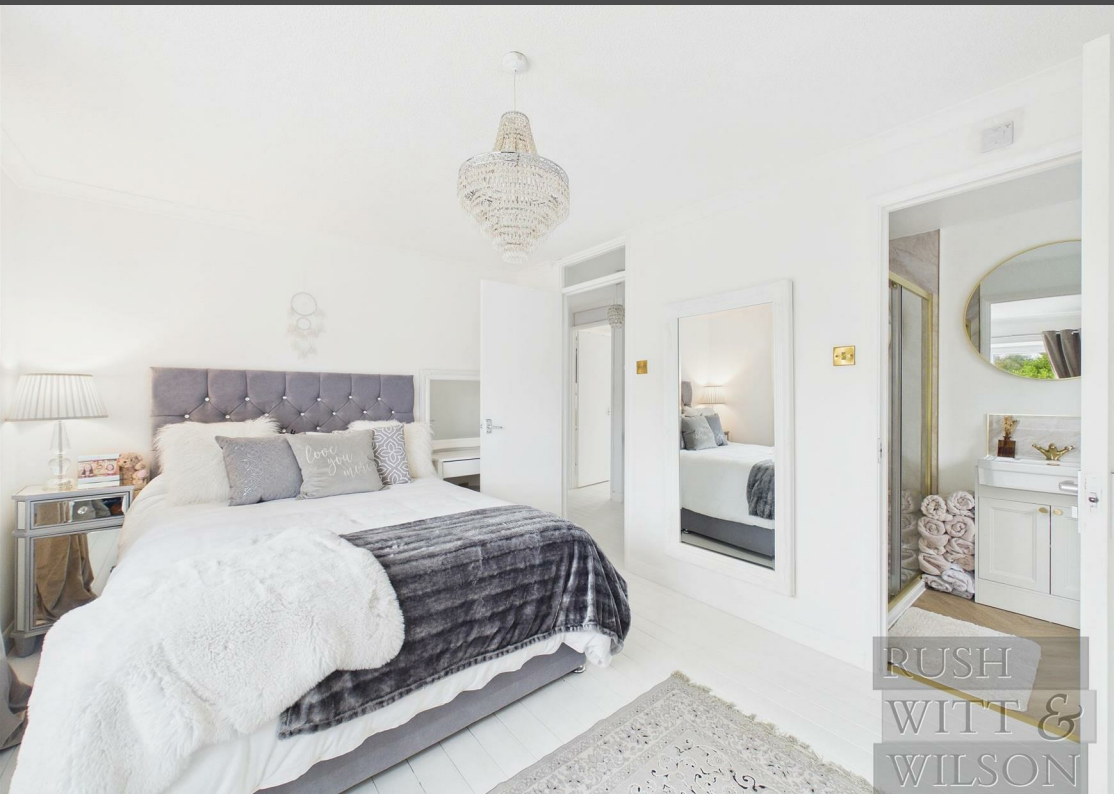




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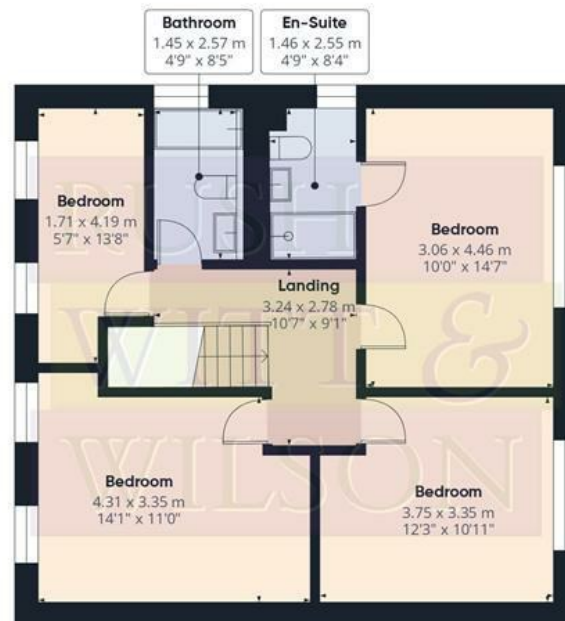


Floor 0

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

145.8 m<sup>2</sup>

1569 ft<sup>2</sup>



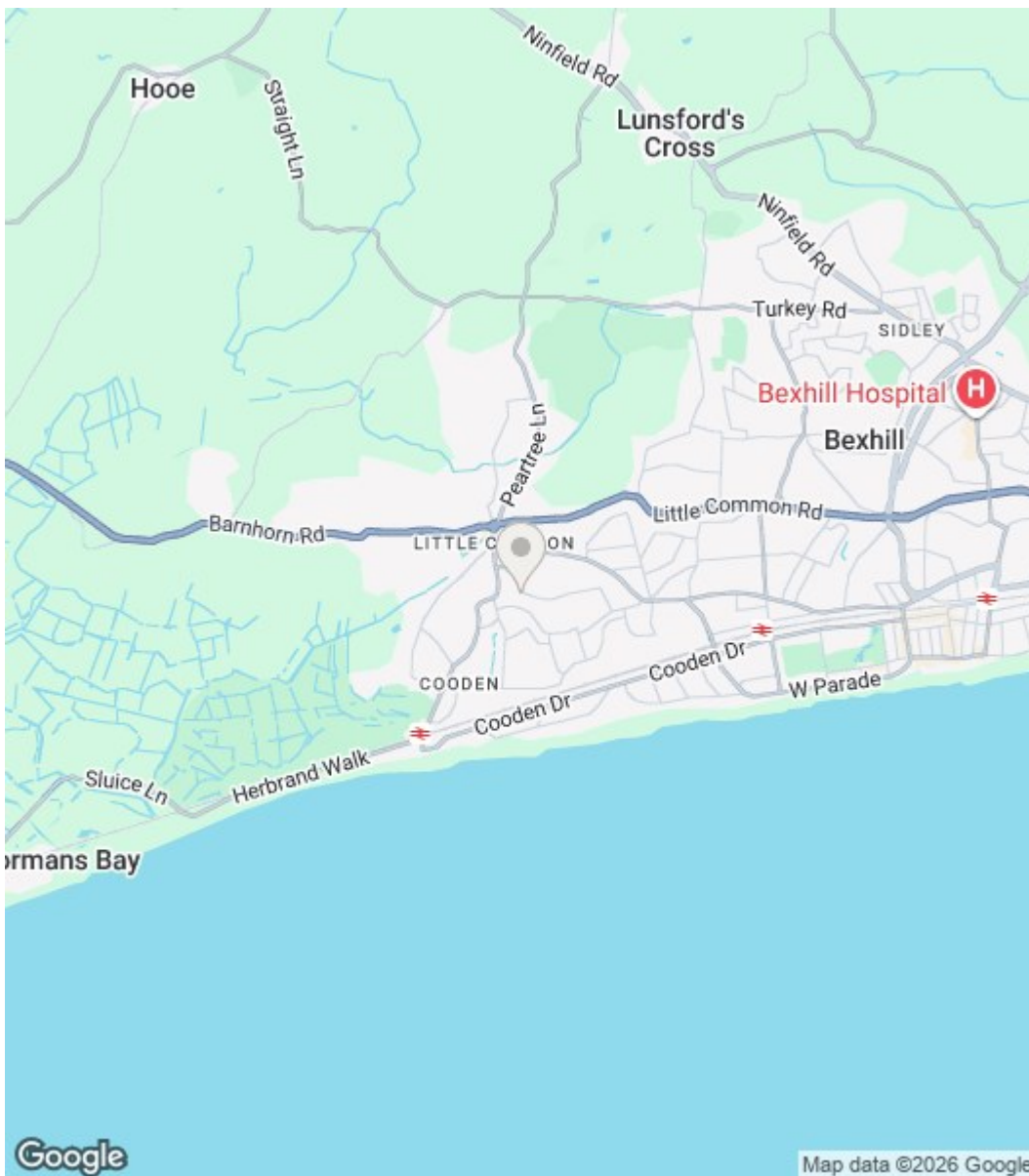
Floor 1



(1) Excluding balconies and terraces

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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			80
(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			
<b>England &amp; Wales</b>		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:

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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>

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