

RUSH  
WITT &  
WILSON



**4 Brackern Close, Bexhill-On-Sea, East Sussex TN39 3BT  
£729,950**

**A stunning, four bedroom, detached, mock Tudor house, three reception rooms, modern kitchen/breakfast room complete with granite worktops, downstairs cloakroom, four bedrooms to the first floor with en-suite to the master bedroom and separate bathroom, double glazed windows and doors, gas central heating system, private front and extensive rear and side gardens, detached double garage, viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



## Covered Entrance Porchway

## Entrance Hallway

Entrance door, single radiator, exposed joinery, beautiful staircase with under-stairs storage cupboard.

## Cloakroom

WC with low level flush, wall mounted wash hand basin with vanity cupboard beneath, single radiator, tiled walls, obscured glass window overlooks the rear elevation.

## Study

12'8 x 7'6 (3.86m x 2.29m)

French doors lead out on to the rear garden, single radiator.

## Living Room

17'9 x 12'5 (5.41m x 3.78m)

Exposed beams and joinery, double radiator, stunning inglenook fireplace with oak bessemer, cast iron wood burning stove with matching flue.

## Dining Room

13'10 x 10 (4.22m x 3.05m)

Windows to both the front and side elevations, single radiator.

## Kitchen/Breakfast Room

15'8 x 14'4 (4.78m x 4.37m)

Window to the rear elevation, door to rear garden, recently re-fitted modern kitchen comprising a range of base and wall units with quartz worktops, one and half bowl single drainer enamel sink unit with mixer tap, Rangemaster style cooker with matching extractor canopy and light, built in fridge and freezer, built in dishwasher, washing machine and tumble dryer, integrated microwave oven, tiled splashbacks.

## First Floor Landing

Access to roof space, single radiator, window to the front elevation, doubled door linen cupboard.

## Bedroom One

12'7 x10'11 (3.84m x3.33m)

Window to the side and rear elevations, single radiator, fitted bedroom furniture comprising mirrored fronted sliding wardrobes, matching vanity units with drawers and cupboards.

## En-Suite

In-set jacuzzi style bath with hand-shower attachment, wc with low level flush, wall mounted wash hand basin with vanity unit and drawers beneath, tiled walls and tiled floor, heated towel rail, obscured glass window to the rear elevation.

## Bedroom Two

12'8 x 9'3 (3.86m x 2.82m)

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

## Bedroom Three

10'5 x 10'3 (3.18m x 3.12m)

Window to the front elevation, single radiator.

## Bedroom Four

11'3 x 7'8 (3.43m x 2.34m)

Window to both the rear and side elevations, single radiator, built in mirrored fronted wardrobe cupboards.

## Family Bathroom

Suite comprising shower-bath with hand shower attachment, fixing and shower screen, wc with low level flush, pedestal mounted wash hand basin, heated towel rail, tiled walls, obscured glass window to the rear elevation.

## Outside

### Front Garden

Is mainly laid to lawn with neatly kept, well stocked shrub and flowerbeds, private and secluded position, enclosed with fencing and hedging, off road parking for several vehicles is available.

### Detached Double Garage

With up and over door, personal door and obscured glass window to the side elevation.

### Side Gardens

Mainly laid to lawn, excellent size, all enclosed with mature shrubbery, tree and plants of various kinds, opens out on to the rear garden.

### Rear Garden

Extensive in size, private and secluded, all enclosed by fencing to all sides, outside water tap, large patio areas for alfresco dining.

## 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  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



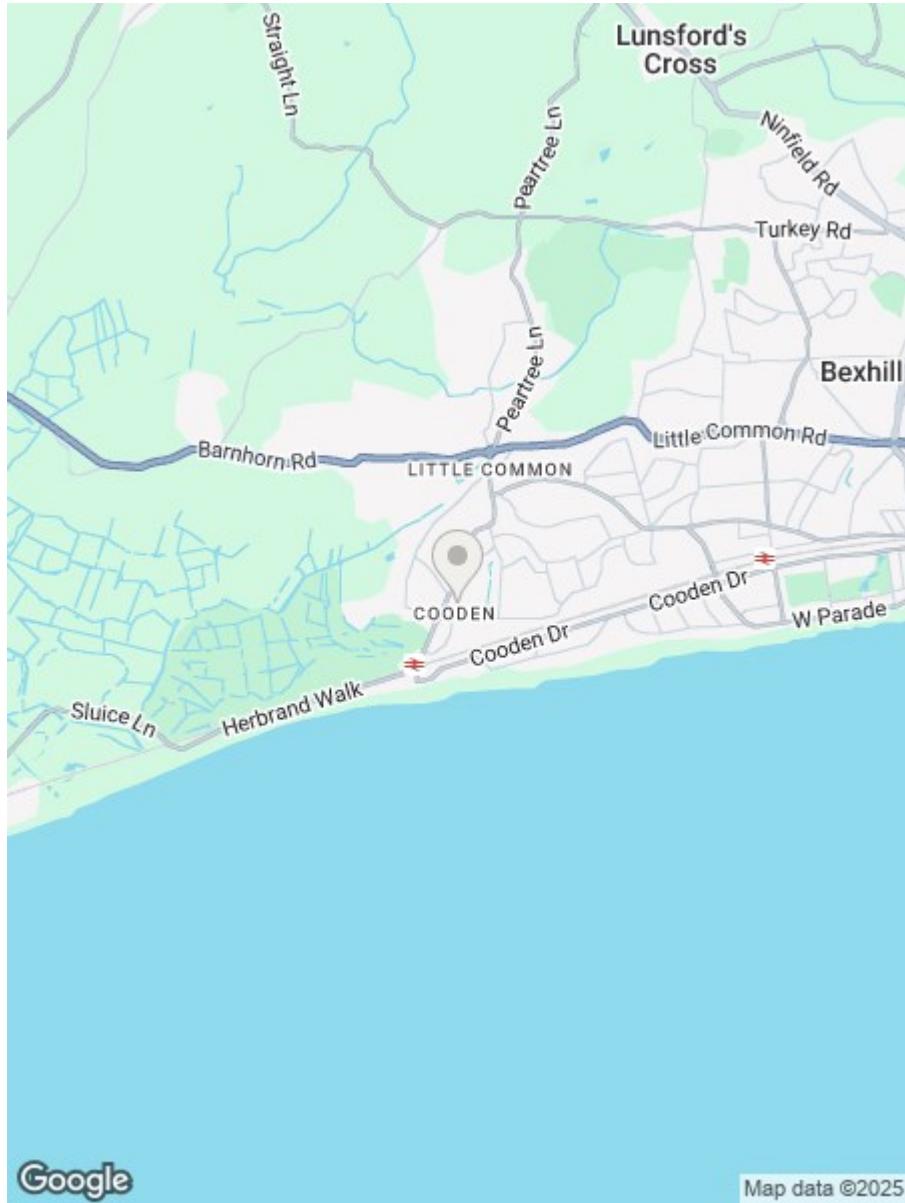
DETACHED DOUBLE GARAGE  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.1 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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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(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		
(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		
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