

**RUSH
WITT &
WILSON**



**2, Kewhurst Manor Cottages Little Common Road, Bexhill-On-Sea, East Sussex
TN39 4LF**

£357,500 Share of Freehold

A stunning two bedroom semi-detached cottage presented to an exceptional standard by the current vendors, which forms part of an old coach house, maintains a beautiful southerly and westerly aspect within Kewhurst Manor estate. The original part of the Kewhurst Manor House is believed to date back to 1895. The former coach house is semi-detached and comes with its own spacious private southerly facing cottage style gardens to the rear and garage. Accommodation comprises entrance porch, stunning kitchen/ breakfast room complete with Neff appliances and Corian worktops, living room with open fireplace and Herringbone flooring and additional living room with wood burning stove, to the first floor there are two principle bedrooms, one with en-suite and additional bathroom to the ground floor accommodation. Other benefits include gas central heating system and double glazed windows and doors. There is also use of the extensive communal gardens which enjoys sea views and which are mainly laid to lawn with a whole host of mature shrubbery, plants and trees on this park-like setting. Viewing is highly recommended by Rush Witt & Wilson sole agents, Bexhill.



Entrance Porchway

Door to the front and window to side, double radiator, hanging space for coats.

Living Room

21'9 x 9'3 (6.63m x 2.82m)

Two double radiators, herringbone flooring, French doors and windows lead out onto the private rear garden which has a southerly aspect with beautiful views, brick based open fireplace.

Reception Room Two

18'1 x 8'7 (5.51m x 2.62m)

Wood burning stove set in a brick fireplace, window to the front elevation, alcove with arched chapel shape.

Inner Hallway

Stable door to the rear garden and there is a cupboard which houses the gas central heating and domestic hot water boiler.

Kitchen/Breakfast Room

14' x 12'11 (4.27m x 3.94m)

Window overlooks the rear and the side elevations, double radiator, herringbone style flooring, stunning fitted kitchen comprising a range of bespoke base and wall units with Corian worktops, gas hob with extractor canopy and light, Neff cooker with oven, microwave and grill, built-in fridge and freezer, concealed ambient lighting, integrated washer/dryer, one and a half bowl stainless steel sink unit with drainer, integrated dishwasher, area for table a chairs.

Bathroom

Modern suite with jacuzzi bath, hand shower attachment, chrome controls and shower screen, wc with concealed cistern, wash hand basin with vanity drawers and cupboards beneath, obscure glass window to the side elevation, ceramic floor and wall tiling, double radiator, mirror, electric shaver point.

First Floor

Landing

Two windows to the front elevation.

Bedroom One

12'5 x 10'11 (3.78m x 3.33m)

Window overlooks the southerly elevation onto the stunning

gardens with distant sea views, double radiator, fitted wardrobe cupboards, matching bedside cabinets and overhead storage compartments as well as drawers.

En-Suite

Comprising modern walk-in shower with chrome controls, chrome showerhead and fixing, chrome heated towel rail, wc with concealed cistern, wash hand basin with vanity cupboard beneath and mirror fronted medicine with light, obscure glass window to the side, Travertine wall and floor tiling.

Bedroom Two

15' x 7'7 (4.57m x 2.31m)

Window to the side elevation, fitted wardrobe cupboards, access to the roof space.

Outside

Private Gardens

Southerly elevation and form an attractive rustic style, cottage garden with a whole host of different shrubs, plants and trees of various kinds with hedging and patio areas for alfresco dining, wrought iron gate with two brick pillars greet you on the entrance and the gardens is enclosed with picket fencing to all sides. To the side of the property the garden continues to extend with beautiful brick patio areas, outside water tap and outside power, ornamental fish pond with raised flower beds and rockery complete this very attractive private garden. Beyond the private garden it extends to the communal gardens.

Communal Gardens

Sweeping lawned areas with various trees forming a beautiful outlook.

Garage

Two large original timber framed doors with power and light and is excellent for storage.

Additional Parking

Available on the estate on a first come first served basis.

Lease & Maintenance

Share of Freehold with 929 years remaining on the lease. Maintenance is a 1/9th split which is approximately £2,500 per annum.

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.

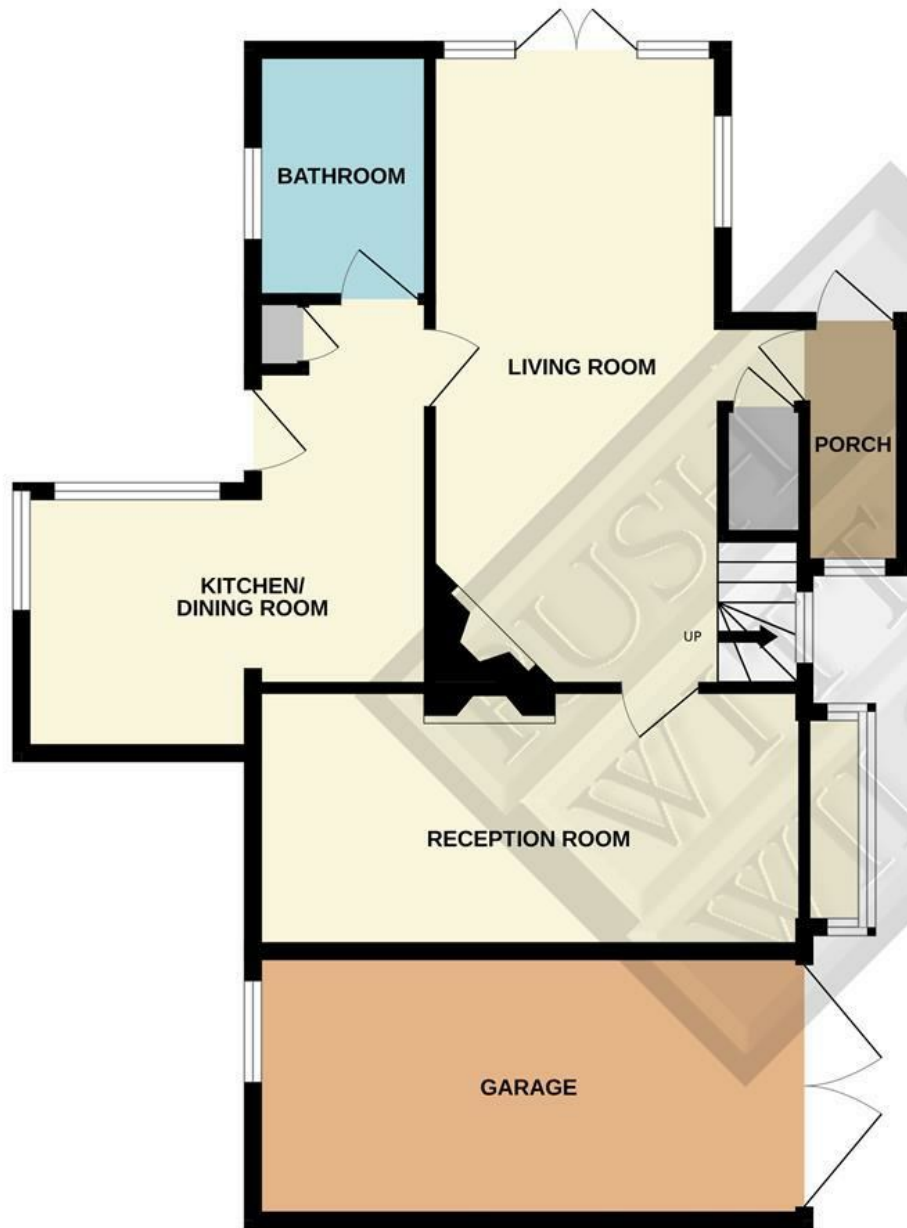
Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

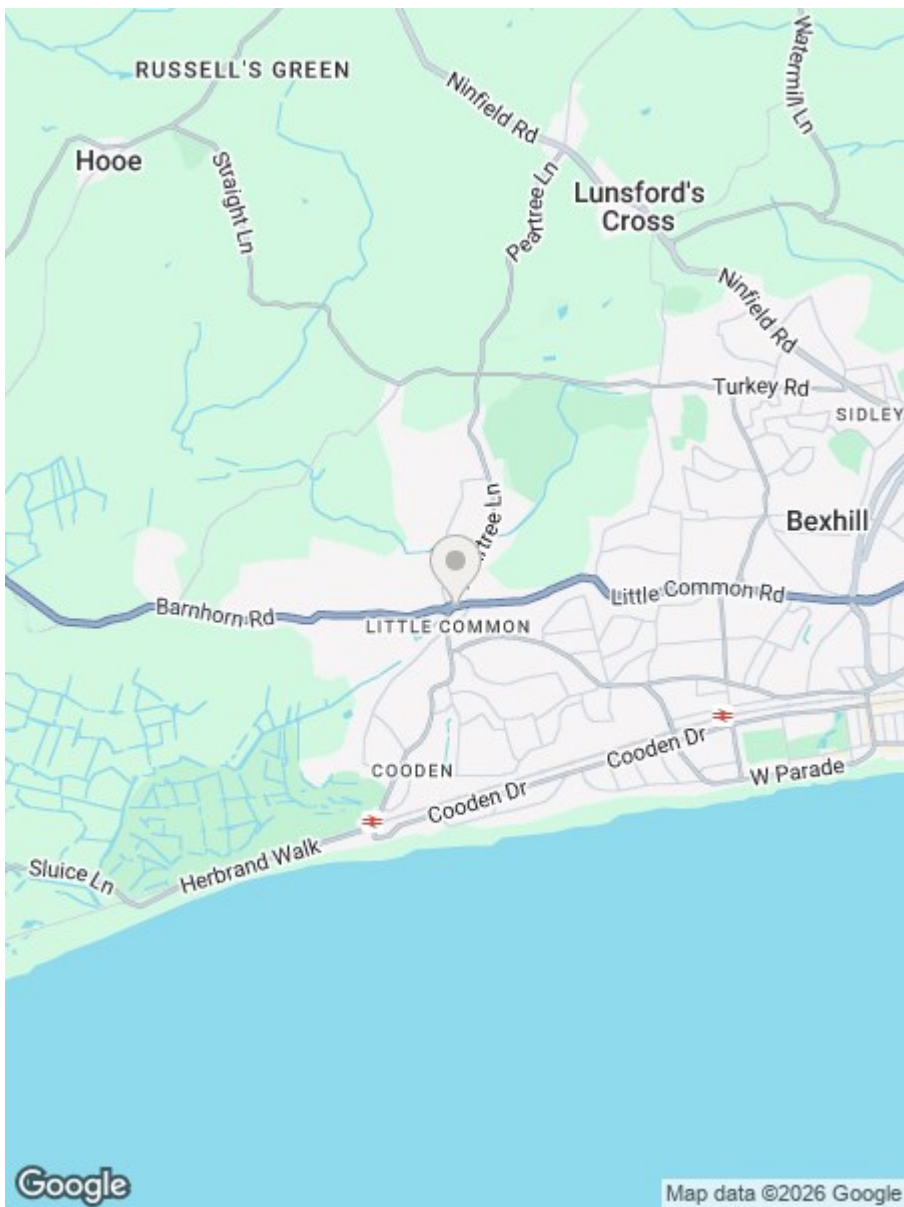


1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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