

**RUSH
WITT &
WILSON**



**4 Third Avenue, Bexhill-On-Sea, East Sussex TN40 2PG
£625,000 Freehold**

About this property

A truly impressive six-bedroom detached family home offering an exceptional amount of accommodation, space and versatility. Beautifully presented by the current vendors to an outstanding standard, this substantial property combines generous living areas with a wealth of desirable features, making it an ideal home for modern family life. At the heart of the property is the stunning approximately 41ft kitchen/dining room, providing an exceptional space for family gatherings, entertaining and everyday living. The ground floor also features a beautiful living room overlooking the rear garden, a convenient downstairs cloakroom and two additional bedrooms, which offer excellent potential for annexe-style living. These rooms benefit from their own private entrance to the rear, providing flexibility for dependent relatives, guests or home working. Further highlights include state-of-the-art cinema room, hydro swimming pool, gas central heating and double-glazed windows and doors, together with extensive off-road parking and private gardens. To the first floor, there are four further bedrooms, including an impressive principal bedroom suite with en-suite facilities and separate his and hers dressing rooms. Three additional well-proportioned bedrooms are served by a modern family bathroom. Externally, the property enjoys private gardens and extensive off-road parking, providing ample space for multiple vehicles. The combination of generous internal accommodation, flexible living arrangements and excellent outdoor space makes this a particularly versatile family home.

Situated within close proximity to an outstanding primary school and college, the property is ideally positioned for families seeking substantial accommodation in a convenient location.

Presented to an exceptional standard throughout, this remarkable home must be viewed internally to fully appreciate the size, quality and versatility on offer.

Viewing comes highly recommended by RWW, sole agents.









Floor 0



Floor 1



Approximate total area⁽¹⁾

198.6 m²

2140 ft²

Reduced headroom

0.4 m²

4 ft²

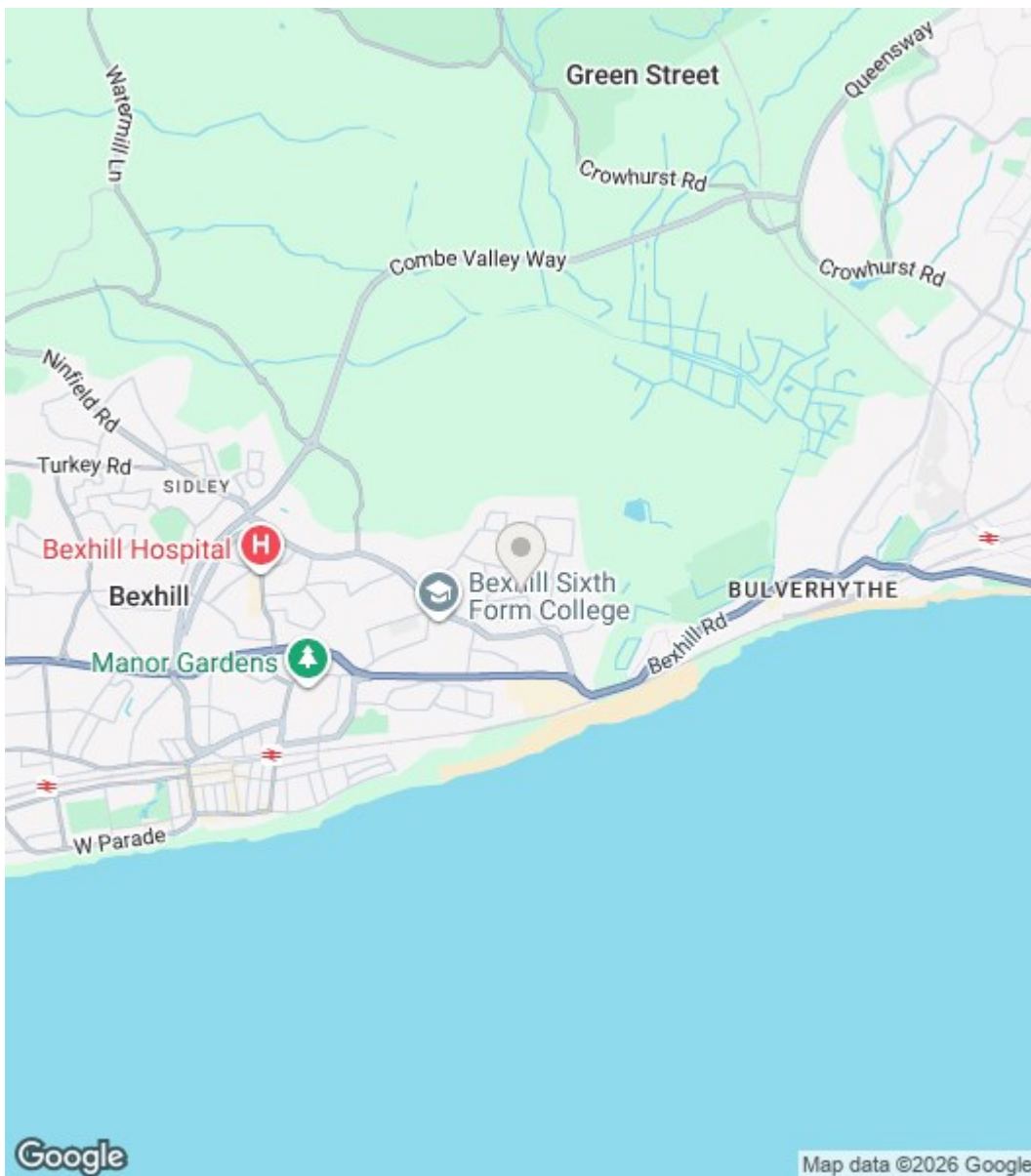
(1) Excluding balconies and terraces

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales		
	EU Directive 2002/91/EC	

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	

Council Tax Band - C

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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