

**RUSH
WITT &
WILSON**



13 Windmill Drive, Bexhill-On-Sea, East Sussex TN39 4DG
£350,000

A beautifully presented three bedroom detached house with two reception rooms, entrance porch, downstairs cloakroom, large upvc double glazed conservatory, gas central heating system, double glazed windows and doors, integral single garage, private front and rear gardens and off road parking. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Porch
Glass windows to front and side elevations with entrance door, double doors open out into:

Entance Hallway
Double radiator, obscured glass window to side elevation, under-stairs storage cupboards and ornate shelving.

Living Room Area
14'3 x 12' (4.34m x 3.66m)
Window to front elevation and window to side. Double radiator, brick fireplace with Real Flame gas fire and mantel with mirror.

Dining Room Area
11' x 9'6 (3.35m x 2.90m)
Double radiator, serving hatch through to kitchen, beamed ceiling features.

Conservatory
17'6 x 12'9 (5.33m x 3.89m)
French doors lead out onto patio, windows to side and rear elevations onto the rear garden, engineered oak flooring, double radiator.

Lobby Area
With door through to integral garage, engineered oak flooring.

Cloakroom
WC with low level flush, corner wash hand basin, part tiled walls, engineered oak flooring, wall mounted dimplex heater and window to side elevation.

Kitchen
10'4 x 10' (3.15m x 3.05m)
Window to rear elevation to rear garden, door leading to side access. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl enamel sink unit with mixer tap, space for cooker with extractor canopy and light, plumbing for washing machine and dishwasher, space for fridge, tiled splash-backs.

First Floor Landing
Window to side elevation, access to roof space, double radiator. Over-stairs storage cupboard.

Bedroom One
14' 6 x 11' (4.27m 1.83m x 3.35m)
Window to front elevation, double radiator, built-in cupboard.

Bedroom Two
14'9 x 11'3 (4.50m x 3.43m)
Window to rear elevation, double radiator.

Bedroom Three
8'3 x 7'1 (2.51m x 2.16m)
Window to front elevation, double radiator.

Bathroom
Modern free fitted bathroom suite comprising double ended bath with hand shower attachment, w.c. with low level flush, pedestal wash hand basin, walk-in shower cubicle with electric shower and controls, wall mounted heated towel rail, two obscure glass windows to the rear elevation and tiled walls.

Outside
Front Garden
Mainly laid to large brick driveway area for off road parking, well established shrub beds to one side with picket fencing and established mature shrubbery to the other side enclosed by retaining walls, side access to the property to both sides.

Single Garage
With roller door, power and light, external lighting, integral door into the property.

Rear Garden
Mainly laid to lawn, brick patio area, outside water tap, beautifully stocked shrub and flower beds, all enclosed by fencing, beautiful rockery areas, well stocked with shrubs, plants and some small trees, sun terrace area with stone slabs with outside power points.

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

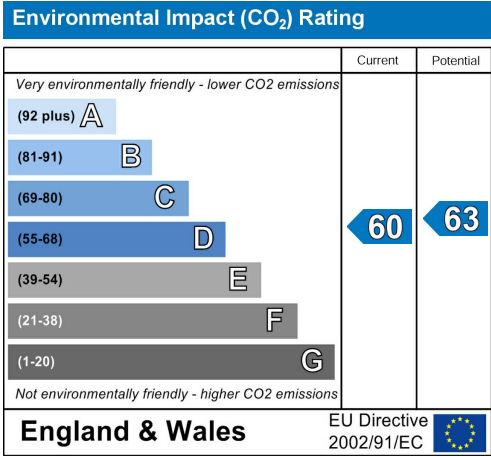
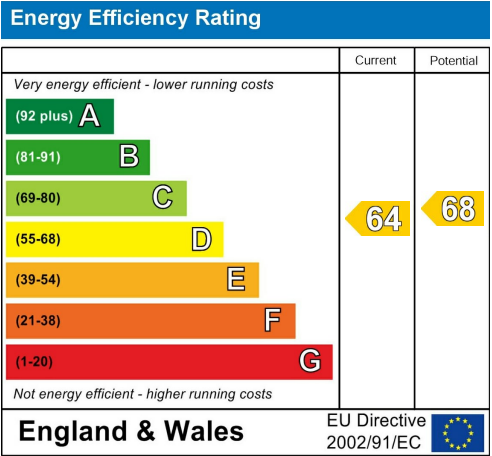




GROUND FLOOR



1ST FLOOR



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