

**RUSH  
WITT &  
WILSON**



**6 The Byeway, Bexhill-On-Sea, East Sussex TN39 4PA  
Offers In Excess Of £455,000 Freehold**

**A beautifully presented three bedroom detached bungalow with loft conversion and presented to an exceptional standard by the current vendor. Accommodation comprising large kitchen/breakfast room, utility area, living room, dining room, shower room, two bedrooms on the ground floor and one bedroom on the first floor. Other benefits include gas central heating system, double glazed windows and doors. Externally there is a low maintenance front garden offering off road parking and a beautifully arranged rear garden. The property is set in a quiet cul-de-sac location and viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



### **Front Door**

Front door opening to:

### **Inner Hallway**

Double radiator.

### **Living Room**

17'1 x 9'10 (5.21m x 3.00m)

Bay window overlooks the front elevation, double radiator, fireplace with Real living flame coal effect fire.

### **Dining Room**

14'11 x 11'2 (4.55m x 3.40m)

Window overlook the rear garden with French doors leading out onto the rear patio, double radiator, feature fireplace.

### **Kitchen/Breakfast Room**

25'3 x 9'7 (7.70m x 2.92m)

Two windows overlook the rear elevation and one window to the front, double radiator, tiled floors, range of base and wall units with laminate straight edge worktops, airing cupboard, one and a half bowl enamel sink unit with mixer tap, integrated fridge and freezer, integrated oven and grill with electric hob, extractor canopy and light with glass splashback, integrated fan heater, integrated dishwasher, cupboard with tumble dryer and washing machine, tiled splashbacks.

### **Bedroom One**

13'1 x 10'10 (3.99m x 3.30m)

Window overlooks the rear elevation, double radiator.

### **Bedroom Two**

13'6 x 12'4 (4.11m x 3.76m)

Window to the front elevation, double radiator, built-in understairs storage cupboard.

### **Shower Room**

Windows overlook the rear elevation, suite comprising wc with low level flush, heated chrome towel rail, walk-in shower cubicle with chrome controls and chrome showerhead, inset wash hand basin with vanity unit beneath, tiled walls, electric shaver point and light.

### **Cloakroom/WC**

Window to the side elevation, wc with low level flush, tiled floor, tiled splashback with wash hand basin, wall mounted gas central heating and domestic hot water boiler.

### **First Floor**

#### **Landing**

Door to eaves storage and additional built-in wardrobe.

#### **Bedroom Three**

20'5 x 11'1 (6.22m x 3.38m)

Three velux windows overlook the rear elevation, two double radiators.

#### **Outside**

##### **Off Road Parking**

To the front of the property.

##### **Front Garden**

Mainly laid to lawn with brick paved pathway to the front entrance door, there are trees and shrubbery that border the garden to the left hand side, side access is also available.

##### **Rear Garden**

This is a particularly beautiful feature to the property and is mainly laid to lawn with manicured shrubbery, mature plants and some trees of various kinds and the garden is enclosed with fencing to all sides offering privacy and seclusion, outside water tap, patio areas for alfresco dining , log cabin, main shed and lean to.

##### **Agents Note**

Council Tax Band - D

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.

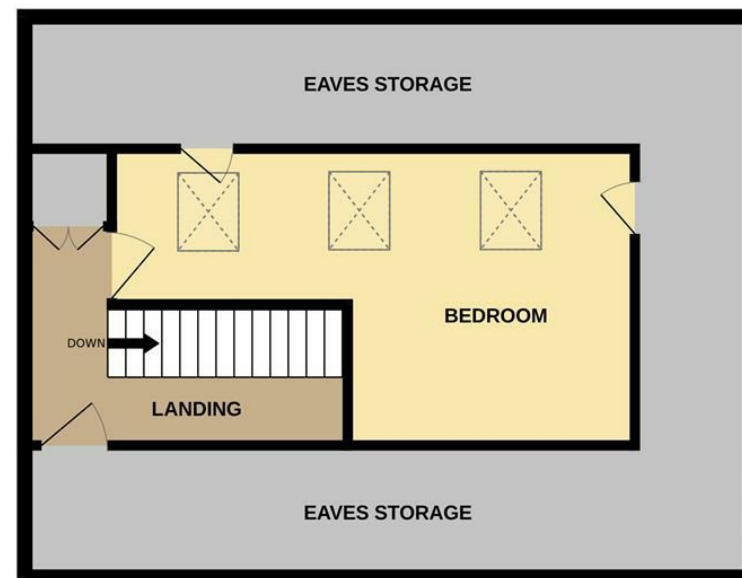
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GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



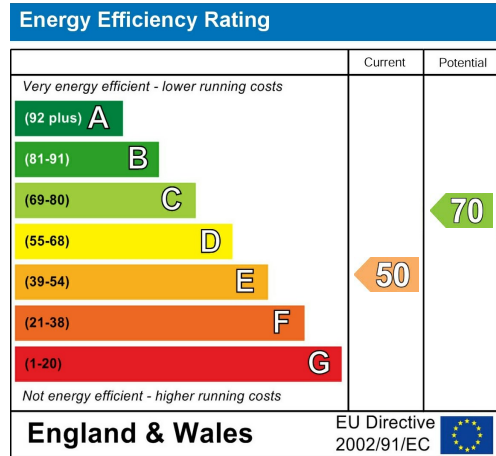
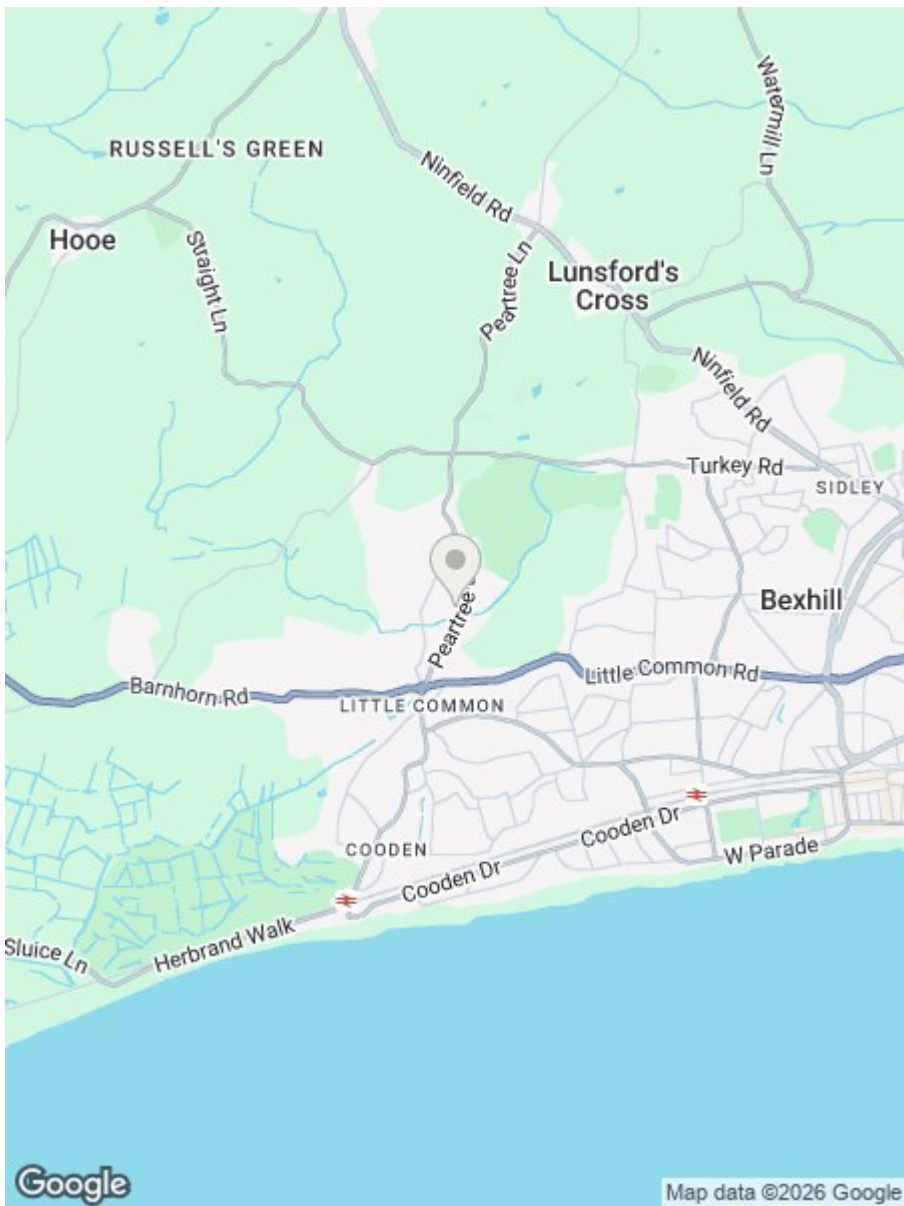
1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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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