

**RUSH
WITT &
WILSON**



**5 Oakfield Way, Bexhill-On-Sea, East Sussex TN39 4EY
£525,000**

Rush, Witt and Wilson are delighted to welcome to the market this four bedroom, three reception room detached house ideally located in this quiet and sought after location of Little Common. Offering bright and spacious accommodation throughout the property comprises lounge through to separate dining room, kitchen/breakfast room, additional breakfast room/study and wc all to the ground floor. Whilst to the first floor, there are four double bedrooms, with the master suite further benefiting from dressing area and en-suite shower room and a family bathroom. Other internal benefits to the property include gas central heating to radiators and double glazed windows throughout, externally the property boasts a beautiful private and secluded south facing rear garden, small front garden, driveway providing off road parking leading to a single garage. Conveniently situated in this highly sought after location of west Bexhill with easy access to Little Common Village, local schools, local bus stops and woodland, viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this highly desired location.



Entrance Hall

Obscured double glazed front door with obscured double glazed side light window leading to entrance hall with radiator, under stairs storage cupboard, stairs leading to first floor.

Downstairs WC

Obscured double glazed leaded light window to the front elevation, low level wc, wall mounted wash hand basin, fully tiled walls.

Lounge

18'11" x 11'6" (5.78 x 3.53)

Double glazed leaded light windows to the front elevation, two radiators, feature fireplace with fitted gas fire, set of internal glass panelled double doors leading through to dining room.

Dining Room

13'6" x 9'10" (4.13 x 3.01)

Double Glazed leaded light windows and French doors to the rear elevation giving direct access onto the rear garden, radiator.

Kitchen/Breakfast Room

13'6" x 10'4" (4.13 x 3.16)

Double glazed leaded light window to the rear elevation overlooking the rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated eye level electric double oven and grill, work top mounted gas hob with fitted extractor hood above, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding fridge/freezer, part tiled walls, door giving access to breakfast room/study.

Breakfast Room/Study

9'3" x 8'1" (2.84 x 2.48)

Double glazed leaded light windows and door to the rear elevation giving access onto the rear garden, radiator.

First Floor Landing

Access to loft space, airing cupboard housing the hot water cylinder with slatted shelving.

Master Suite

Dressing Room

6'6" x 5'8" (2 x 1.73)

With door through to en-suite and open archway onto master bedroom.

Master Bedroom

14'11" x 11'6" (4.57 x 3.53)

Double glazed leaded light windows to the front elevation, radiator, range of fitted wardrobes with hanging space, shelving and storage cupboard above.

En-Suite

Obscured double glazed leaded light window to the front elevation, radiator, low level wc. vanity unit with wash hand basin, mixer tap and storage cupboard beneath, walk in shower cubicle with wall mounted shower controls and shower attachment, fully tiled walls, bathroom light with shaver point.

Bedroom Two

13'5" x 9'10" (4.09 x 3.01)

Double glazed leaded light windows to the rear elevation, radiator, a range of fitted wardrobes with hanging space, shelving and storage cupboards above.

Bedroom Three

13'8" x 8'4" (4.18 x 2.55)

Double glazed leaded light window to the front elevation, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above.

Bedroom Four

11'3" x 7'8" (3.44 x 2.34)

Double glazed leaded light window to the rear elevation, radiator.

Family Bathroom

Obscured double glazed leaded light windows to the rear elevation, radiator, bathroom suite comprising panelled enclosed bath with mixer tap and shower attachment, low level wc, pedestal mounted wash hand basin with mixer tap, fully tiled walls, bathroom light with shaver point.

Externals

Front Garden

Small front garden that is mainly laid to lawn with some mature plants and shrubs, blocked paved driveway providing off road parking leading to the single garage.

Single Garage

18'11" x 7'11" (5.77 x 2.42)

Electric roller door, leaded light single glazed door giving access to the side of the property, light, power, fitted cupboard and shelving and work bench.

Rear Garden

Beautiful south facing rear garden with blocked paved sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plant, shrub and hedge borders, down one side of the property is a timber garden shed, gated access down the other side of the property leading to the front.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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