

**RUSH
WITT &
WILSON**



**21 Downlands Avenue, Bexhill-On-Sea, East Sussex TN39 3PL
£375,000**

An opportunity to acquire this deceptively spacious three bedroom semi-detached character property, ideally located in the highly sought after location of Collington. Offering bright and spacious accommodation throughout the property comprises lounge, modern fitted kitchen/breakfast room, large conservatory and wc all to the ground floor. To the first floor there are three bedroom and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the garden boasts a stunning westerly facing rear garden with large sun patio, the rest of the garden is mainly laid to lawn, further benefitting from a large cabin/home office and a workshop to the rear of the garden both with light and power. To the front of the property there is a driveway providing off road parking and a small front garden. Viewing comes highly recommended By RWW Bexhill to appreciate this spacious family home in this highly sought after location. Council Tax Band C.



Entrance Hall

Modern composite glass panelled, double glazed front door leading to the entrance hall, with radiator, stairs leading to first floor, under-stairs storage cupboard that houses the electric meter, modern electric consumer unit and gas meter.

Lounge

15'5" x 11'8" (4.70 x 3.58)
Double glazed bay window to the front elevation, radiator, feature fireplace with duel fuel burning stove, fitted cupboards with sliding doors with fitted shelving and providing ample storage space.

Kitchen/Breakfast Room

17'7" x 7'10" (5.37 x 2.39)
Double glazed window to the side elevation, internal double glazed window to the rear elevation looking through to the conservatory and a double glazed sliding door giving access into the conservatory, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated fridge/freezer, range style cooker with electric ovens and five ring gas burner hob with fitted extractor hood above, cupboard housing the gas central heating boiler, integrated slimline dishwasher, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, recessed ceiling spotlights, engineered oak flooring.

Conservatory

15'8" x 9'2" (4.79 x 2.80)
Double glazed windows to the rear and side elevations, with obscured double glazed window to the other side, a set of double glazed French doors giving access onto the rear garden, wood effect tiled flooring.

Ground Floor WC

Obscured double glazed window to the side elevation, radiator, low level wc.

First Floor Landing

Obscured double glazed window to the side elevation, access to loft space with fitted loft ladder.

Bedroom One

10'11" x 10'8" (3.34 x 3.27)
Double glazed window to the front elevation, radiator, range

of fitted bedroom furniture comprising triple wardrobe with hanging space and shelving and bespoke fitted chest of drawers.

Bedroom Two

10'11" x 9'10" (3.34 x 3.01)
Double glazed window to the rear elevation, range of fitted bedroom furniture comprising, wardrobes, large cupboard, drawer units and shelving.

Bedroom Three

7'11" x 6'4" (2.43 x 1.95)
Double glazed window to the rear elevation, radiator.

Bathroom

Obscured double glazed window to the front elevation, radiator, white bathroom suite comprising panelled enclosed p-bath with mixer tap, wall mounted electric power shower and shower attachment, low level wc, wall mounted wash hand basin with mixer tap, tiled walls, electric shaver point.

Outside

Rear Garden

Stunning westerly facing rear garden with large stone laid sun patio, the rest of the garden is mainly laid to lawn with mature plants and shrubs, gated access down the side of the property leading to the front with timber built log store.

Timber Summer House/Cabin

10'5" x 7'3" (3.18 x 2.23)
Large timber summerhouse/cabin perfect to be used as a home office, with double glazed windows to the side elevation, light and power, electric plug in radiator, fully insulated.

Large Timber Workshop

13'1" x 11'3" (4 x 3.44)
With covered decking area to the front, glazed windows to the front and side elevations, light/power, fitted work bench, built in storage cupboard.

Front Garden

Gravelled laid driveway providing off road parking with mature hedging.

Agents Note

None of the services or appliances mentioned in these sale

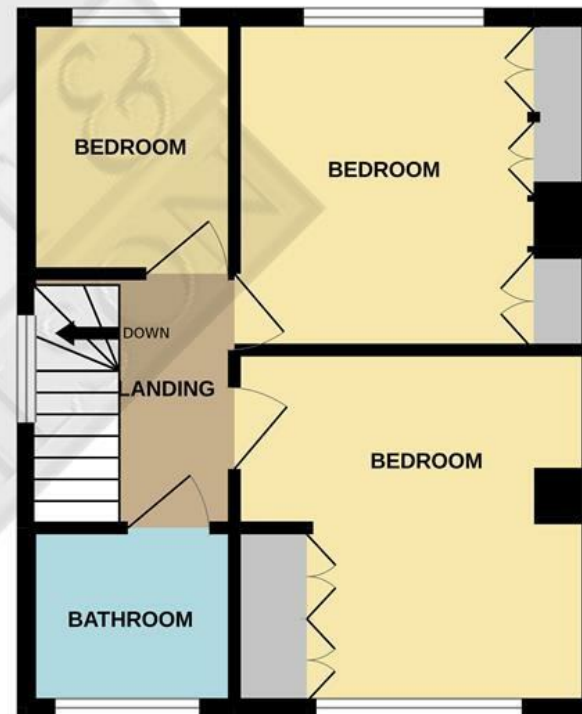
particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

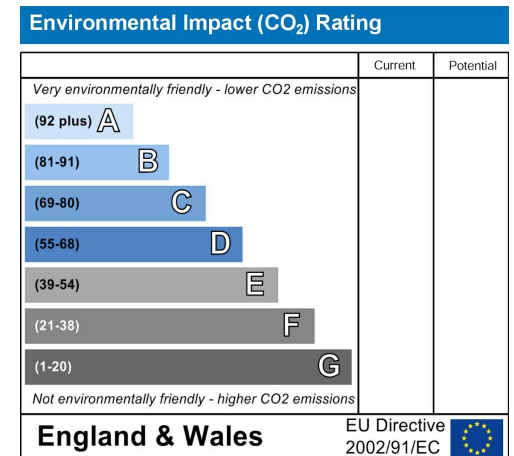
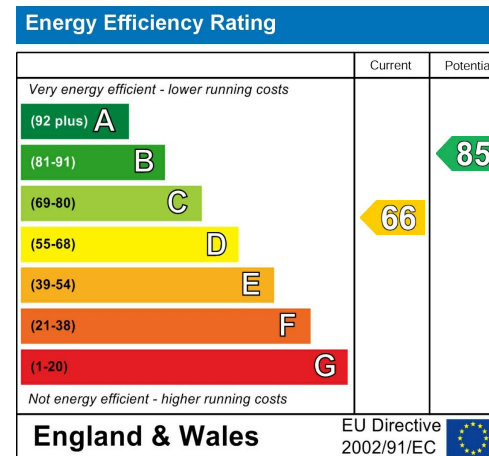
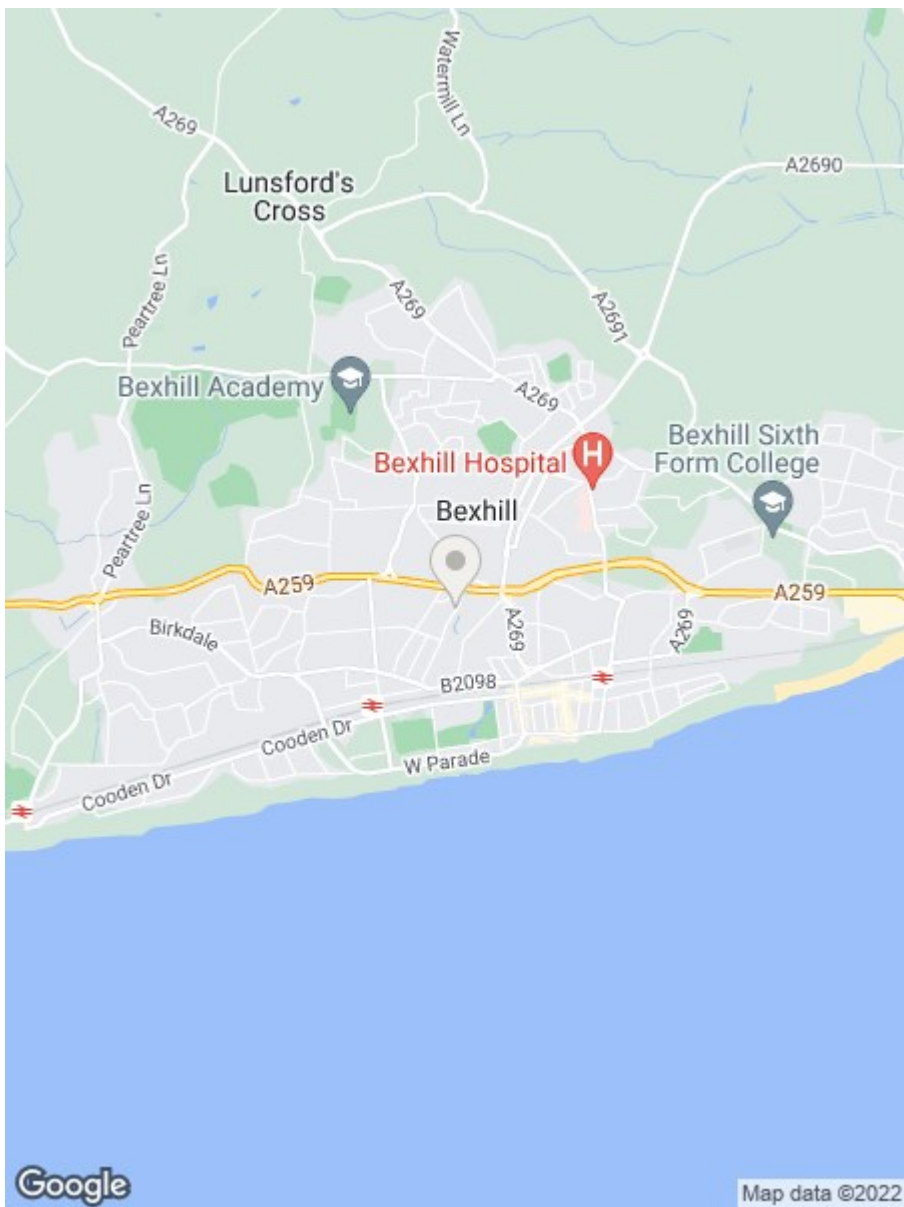


1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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