

**RUSH
WITT &
WILSON**



15 Gatelands Drive, Bexhill-On-Sea, East Sussex TN39 4DP
£465,000

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented modern three bedroom detached chalet bungalow ideally situated in this quiet and sought after cul-de-sac location. Offering bright and spacious accommodation throughout, the property comprises a large entrance hall, ample sized kitchen/diner with built in appliances, lounge, bedroom and shower room all to the ground floor. To the first floor there are a further two double bedrooms and a family bath/shower room. Other internal benefits include gas central heating to radiators, double glazed windows throughout and ample storage space. Externally the property offers a beautifully maintained south facing rear garden, blocked paved driveway providing off road parking for multiple vehicles and an integral garage. Conveniently tucked away in this private and secluded position but with easy access to local schools, Bexhill Downs and local amenities. Viewing comes highly recommended by RRW Bexhill to appreciate this stunning home in this highly desired location with NO ONWARD CHAIN.



Entrance Hall

Composite front door with obscured glass panelled double glazed window to the side leading to the entrance hall, with large storage cupboard with fitted shelving, radiator, recessed ceiling spotlights, stairs leading to first floor with open under stairs storage with base level unit with laminate roll edge worktop surface.

Cloak Cupboard

With hanging space and shelving.

Kitchen/Diner

18'4" x 14'11" (5.60 x 4.55)
Double aspect, double glazed windows to the rear elevations and a set of double glazed French doors giving access onto the rear garden, radiator, door leading through to utility room. Fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated fridge/freezer, integrated electric oven, work top mounted gas hob with fitted modern extractor hood above and stainless steel splashback, stainless steel bowl and half sink with drainer and mixer tap, integrated dishwasher, recessed ceiling spotlights, tiled floor.

Utility Room

7'5" x 4'8" (2.28 x 1.43)
Double glazed window to the side elevation, a range of fitted base level units with laminate roll edge worktop surfaces, plumbing space for washing machine, door leading through to garage, tiled floor.

Lounge

14'10" x 10'9" (4.54 x 3.30)
Double glazed window and double glazed French door to the rear elevation giving access onto the rear garden patio, radiator.

Ground Floor Bedroom

10'7" x 10'3" (3.24 x 3.14)
Double glazed window to the front elevation, radiator, built in storage cupboard with fitted shelving, wall mounted uplighters, recessed ceiling spotlights.

Ground Floor Shower Room

Obscured double glazed window to the side elevation, wall mounted heated chrome towel rail, modern white suite comprising pedestal mounted wash hand basin with mixer

tap and tiled splashback, low level wc, walk in corner shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, recessed ceiling spotlights, extractor fan.

First Floor Landing

Two double glazed Velux windows to the side elevation, radiator, recessed ceiling spotlights.

Bedroom One

16'9" x 12'0" (5.13 x 3.68)
Double glazed window to the front elevation, radiator, built in wardrobe with hanging space and shelving, built in storage cupboard with fitted shelving, cupboard door with access to the eaves storage, providing ample storage space, recessed ceiling spotlights.

Bedroom Two

13'8" x 11'11" (4.19 x 3.65)
Double glazed window to the rear elevation with some fantastic far reaching rooftop and treetop views of Bexhill, radiator, built in wardrobe with hanging space and shelving, additional built in storage cupboard with shelving, recessed ceiling spotlights.

Family Bath/Shower Room

Two double glazed Velux window to the side elevation, two heated chrome towel rail, modern white suite comprising low level wc, panelled enclosed bath with mixer tap, pedestal mounted wash hand basin with mixer tap and tiled splashback, walk in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, recessed ceiling spotlights, extractor fan, electric shaver point, cupboard giving access to the eaves storage.

Externals

Rear Garden

Private and secluded southerly facing rear garden with sun patio, the rest of the garden is mainly laid to lawn with some mature plant and shrub borders, raised flowerbed, timber garden shed, gated access down both sides of the property leading to the front, external power points, outside lighting.

Front Garden

Blocked paved driveway providing off road parking for multiple vehicles leading to the integral garage, gated access down both sides of the property to the rear, external power points.

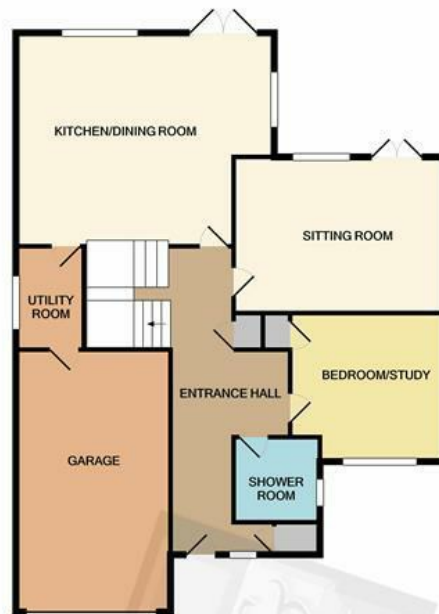
Integral Garage

18'3" x 10'5" (5.57 x 3.20)
Electric up and over door, wall mounted gas central heating combination boiler, electric consumer unit, light and power.

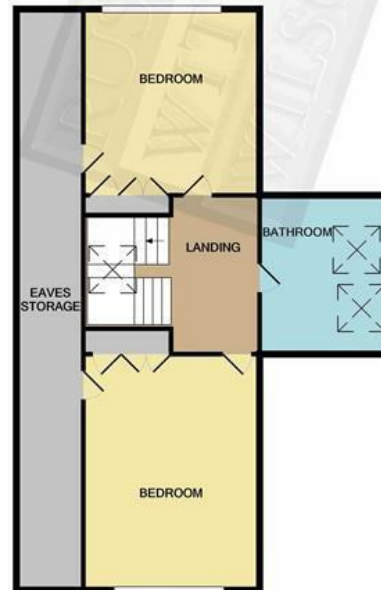
Agents Note

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
APPROX. FLOOR
AREA 971 SQ.FT.
(90.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 787 SQ.FT.
(73.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1758 SQ.FT. (163.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		
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	

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