

**RUSH
WITT &
WILSON**

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**17 The Gorseway, Bexhill-On-Sea, East Sussex TN39 4PP
£435,000**

An impressive five bedroom detached bungalow situated in the highly sought after area of Little Common, beautiful private front & extensive westerly facing rear garden, extensive off road parking via brick paved driveway, three bathrooms, en-suite to master bedroom, two reception rooms, sun room, open plan living room/ dining room, gas central heating system, double glazed windows and doors, front and side lobbies. Viewing comes highly recommended by Rush, Witt and Wilson sole agents.



Entrance Lobby

With entrance door and area for coats.

Entrance Hallway

Double radiator and built in storage cupboard.

Living Room / Dining Room

23'5 x 9'9 (7.14m x 2.97m)

Two double radiators, window to rear elevation and french doors leading out to sun room.

Sun Room

15'2 x 6'9 (4.62m x 2.06m)

Double radiator, window to both side elevations and door leading out to rear westerly facing garden.

Kitchen

9'11 x 7'9 (3.02m x 2.36m)

Two windows to front elevation, fitted kitchen comprising a range of wall and base units with laminate roll edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine and dish washer, gas cooker point, tiled splash backs and tiled walls.

Rear Lobby

Door to side, space for fridge or freezer and shelving.

Bedroom One

12'4 x 12'7 (3.76m x 3.84m)

Window to front elevation and built in wardrobe cupboards.

En-Suite Shower Room

Suite comprising walk in shower with electric shower unit, controls and shower head, tiled splash backs, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, tiled walls, chrome heated towel rail, window to front elevation.

Bedroom Two

9'10 x 10'2 (3.00m x 3.10m)

Window to rear elevation, double radiator.

Bedroom Three

11'2 x 8'5 (3.40m x 2.57m)

Window to front elevation and double radiator.

Bedroom Four

10'11 x 7'3 (3.33m x 2.21m)

Window to rear elevation, double radiator.

Bathroom

Suite comprising wc with low level flush, pedestal wash hand basin, corner shower unit with chrome controls and chrome shower head, tiled floor and tiled walls.

Bedroom Five

10'7 x 6'8 (3.23m x 2.03m)

Window to side elevation, double radiator.

Bathroom

Suite comprising wc with low level flush, wall mounted wash hand basin with vanity unit beneath, panelled bath with shower head and chrome controls, shower head and shower screen, tiled floor and walls, obscured glass window to front elevation.

Outside**Front Garden**

All enclosed with mature shrubbery to all sides, extensive plant and shrub beds, extensive off road parking for several vehicles to the front of the property, five bar gate and side access.

Rear Garden

Extensive in size, westerly facing, mainly laid to lawn, enclosed with fencing to all sides, two timber framed sheds, additional prefabricated shed, extensive patio areas for alfresco dining, outside water tap, green house and beautiful trees.

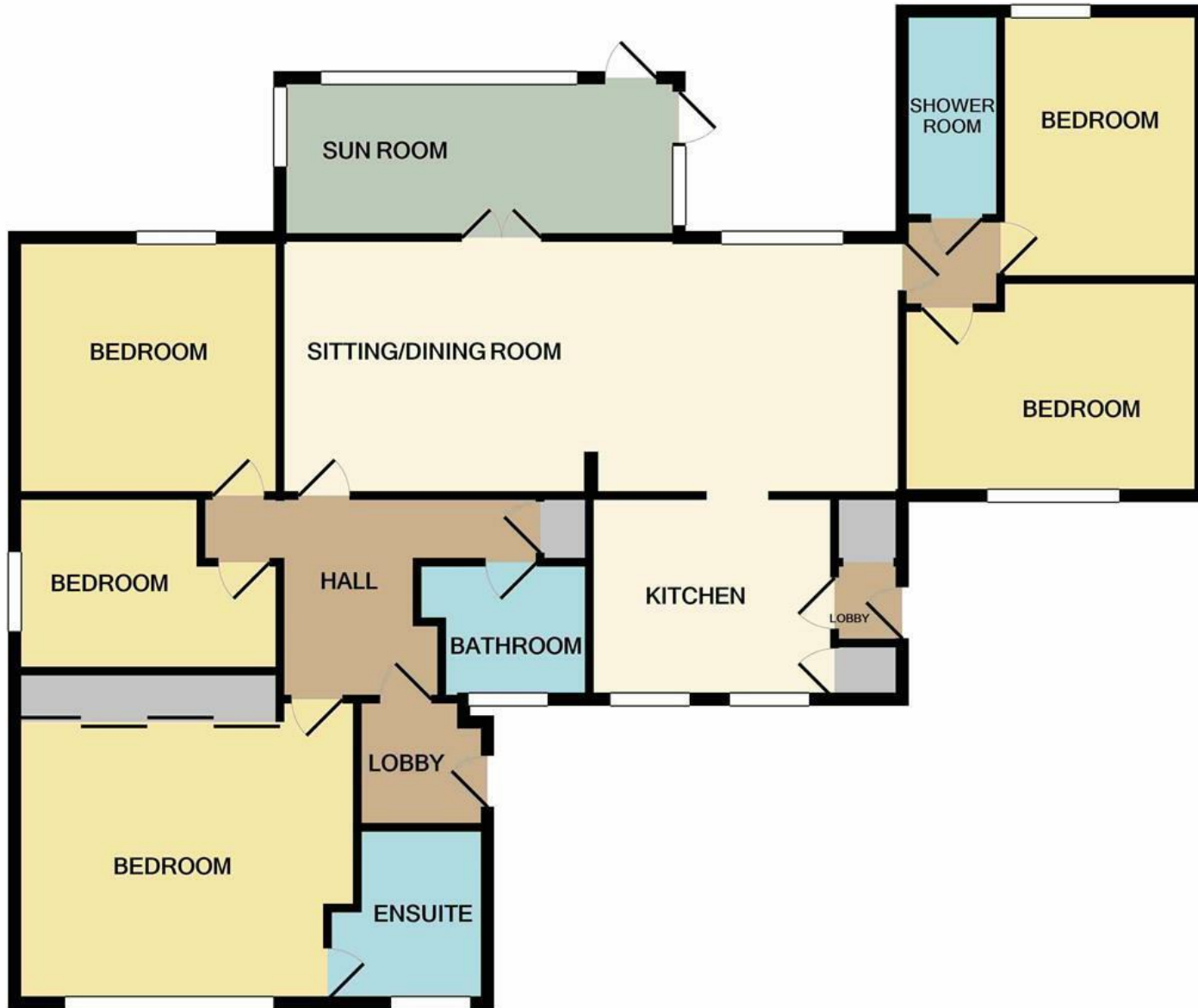
Extensive Off Road Parking

Suitable space for cars, vans, caravan and such like.

Agents Note

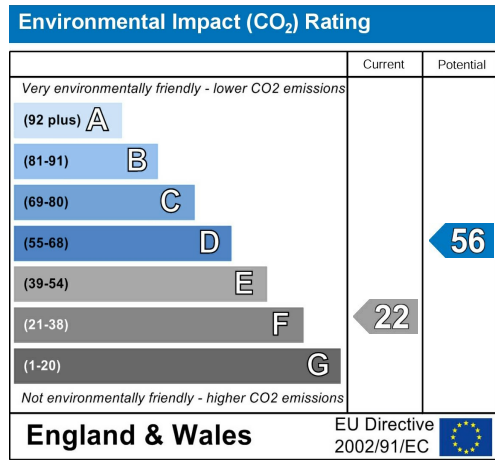
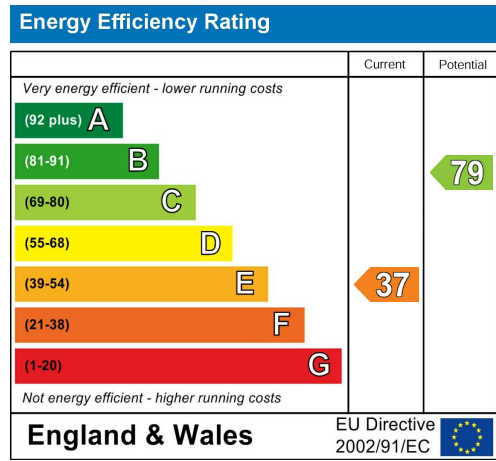
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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