

**RUSH  
WITT &  
WILSON**



**Manerick Birchington Close, Bexhill-On-Sea, East Sussex TN39 3TF  
£639,000**



**This beautiful four-bedroom detached chalet-style house is nestled in a serene, leafy location near Little Common Village, offering a delightful mix of convenience and tranquillity. The ground floor features an inviting entrance hall leading to a spacious, bright L-shaped lounge/dining room, perfect for relaxation and entertaining. The stunning kitchen boasts elegant Quartz worktops, making it both stylish and functional. You'll find a lovely aspect double bedroom and a full bathroom suite complete with a corner bath and separate shower. Upstairs, the first floor houses three additional bedrooms and two modern shower rooms, ensuring ample space for family and guests. The home is equipped with a gas central heating system, double-glazed windows and doors, and attractive wood effect flooring mostly throughout. Surrounded by lush private gardens on the front, side, and rear, this property offers a peaceful retreat. Additional features include a versatile approx. 9.93m studio/office, a store room, a utility room, and a double garage, providing plenty of storage and workspace options. This exquisite home comes highly recommended for viewing through RWW sole agents—don't miss the chance to see this wonderful property!**



**Entrance Hallway**

With entrance door, obscured glass window to the front elevation, wood effect flooring, double radiator.

**Living Room**

24'0" x 12'2" (7.33 x 3.73)

Dual aspect with windows to the front elevation, windows and French doors lead to the rear garden, two double radiators, wood burning stove.

**Dining room**

11'6" x 8'10" (3.52 x 2.71)

Patio doors lead to the rear garden, double radiator, wood effect flooring, interconnecting to the living room.

**Kitchen**

14'1" x 8'10" (4.31 x 2.70)

Modern fitted kitchen comprising a range of base and wall units with granite worktops, one and half bowl sink unit with mixer tap, space for American style fridge freezer, integrated double oven with grill, induction hob with extractor canopy and light, concealed lighting, vertical radiator, integrated dishwasher, wood effect flooring, windows and door looking out and giving access to the rear garden, built in storage cupboard and shelving.

**Bedroom Two**

14'7" x 10'9" (4.45 x 3.28)

Window to the front elevation, double radiator, wood effect flooring.

**Bathroom**

Suite comprising wc with low level flush, walk in shower cubicle with chrome controls and chrome showerhead, corner bath with hand/shower attachment, pedestal mounted wash hand basin, chrome heated towel rail, double radiator, tiled walls, obscured glass windows to the front elevation.

**First Floor Landing**

Access to roof space.

**Bedroom Three**

14'7" x 10'9" (4.45 x 3.29)

Windows to the front and side elevations, double radiator, built in wardrobe cupboard, further storage cupboard, wood effect flooring.

**Bedroom One**

15'0" x 11'10" (4.59 x 3.62)

Windows to the front and side elevations, double radiator, fitted wardrobe cupboards and additional storage cupboard.

**Bedroom Four**

14'9" x 6'4" (4.52 x 1.95)

Window to the rear elevation, single radiator, wood effect flooring.

**Shower Room**

WC with low level flush, wall mounted wash hand basin with vanity unit, walk in shower cubicle with chrome controls and chrome showerhead, chrome heated towel rail, obscured glass window to the front elevation, tiled floor, tiled walls.

**Additional Shower Room**

With walk in shower cubicle, chrome controls, chrome showerhead, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, obscured glass window to the front elevation, chrome heated towel rail, tiled floor, tiled walls.

**Outside**

**Front Garden**

Mainly laid to lawn with patio area, electrically operated gates, enclosed with fencing to all sides, shrubs, plants and trees of various kinds.

**Rear Garden**

Mainly laid to lawn with raised flowerbeds, enclosed with fencing to all sides offering privacy and seclusion, outside lighting, outside water tap, side access is available.

**Double Garage**

16'11" x 14'0" (5.18 x 4.27)

Up and over door, two windows, power and lighting, gas fired boiler central heating and domestic hot water boiler.

**Garden Studio/Office**

32'6" x 7'6" (9.93 x 2.31)

French doors and windows to the front elevation giving access onto the rear garden, power and light.

**Garden Storage Room**

Door and window to front elevation.

**Utility Room**

Space and plumbing for washing machine and tumble dryer.

**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.





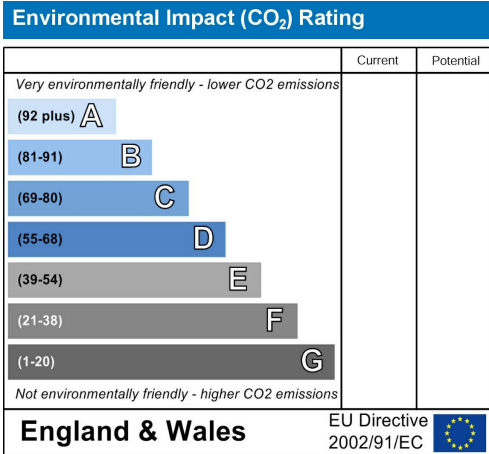
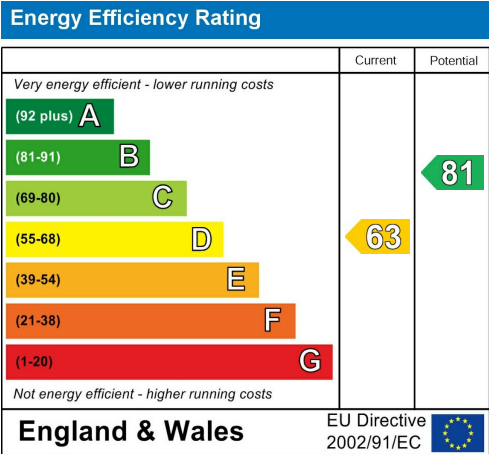
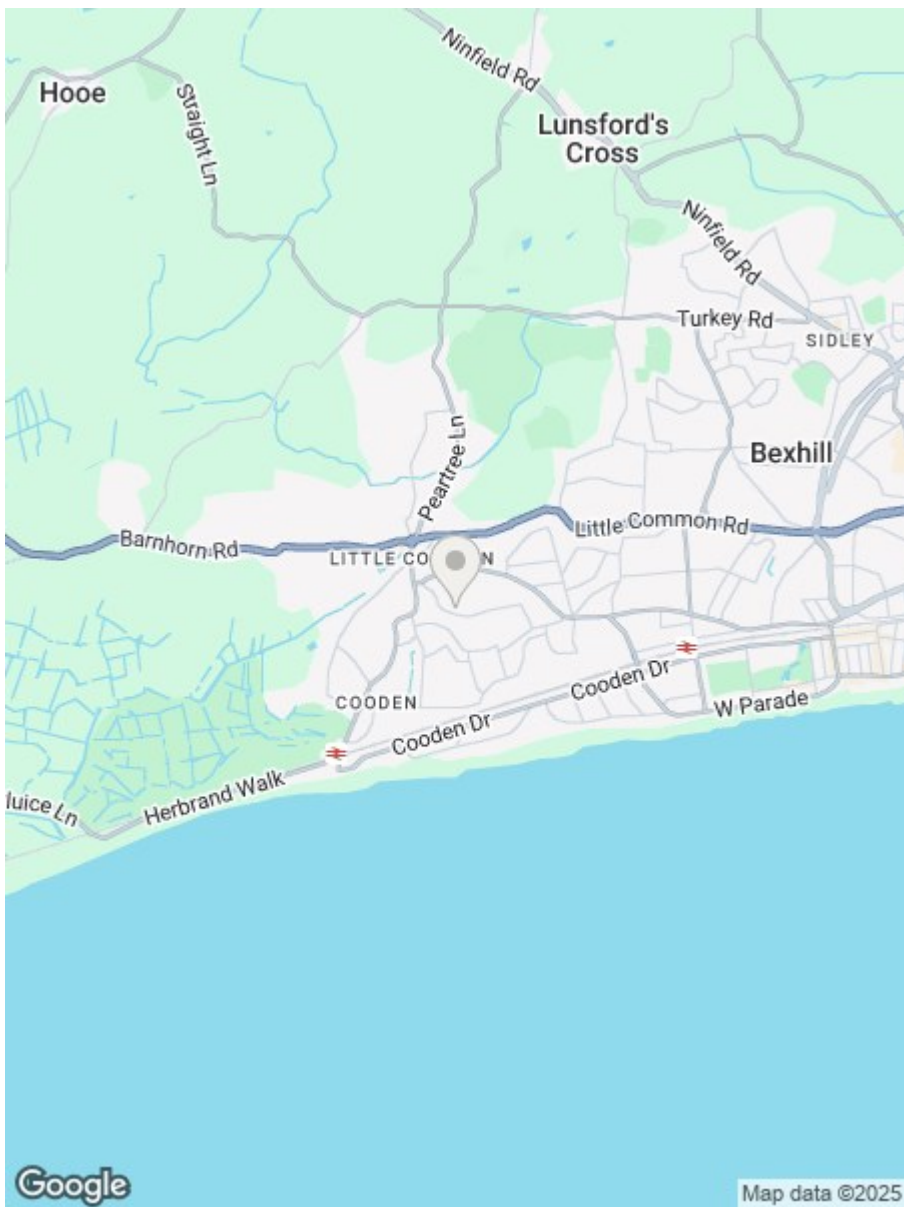




TOTAL FLOOR AREA : 1952 sq.ft. (181.4 sq.m.) approx.

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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