

**RUSH  
WITT &  
WILSON**



**6 Effingham Drive, Bexhill-On-Sea, East Sussex TN39 3UN**  
**£459,000**



**An extended three/four bedroom detached family home comprising an entrance porch, large kitchen/breakfast room, three ground floor reception rooms including bedroom four/study, dining room, separate living room, downstairs cloakroom and three bathrooms, two en-suite and family bathroom. Outside of the property are extensive private gardens with southerly facing rear garden, off road parking and garage. Other benefits include gas central heating system, double glazed windows. The property has no Chain and viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**





**Entrance Porch**

With entrance door, windows to both the front and side elevations.

**Entrance Hallway**

Single radiator, built-in cloaks cupboard.

**Cloakroom/WC**

W.C. with low level flush, wall mounted wash hand basin, tiled splashback, single radiator, obscure glass window to the side elevation.

**Living Room**

21'8" x 9'0" (6.61m x 2.76m )

Two double radiators, window to rear and French doors lead out onto the rear southerly facing garden, Living flame inset gas fire.

**Dining Room**

12'5" x 12'3" (3.81m x 3.75m )

Window to front elevation, double radiator.

**Study/Bedroom Four**

8'7" x 8'1" (2.62m x 2.48m )

Window to front elevation, double radiator, understairs storage cupboard.

**Kitchen/Breakfast Room**

18'11" x 12'11" (5.77m x 3.96m )

Door to side, windows to both the rear and side elevations, double radiator. Fitted kitchen comprising a range of base and wall units with laminate worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for tumbler dryer, integrated oven and grill, gas hob, extractor canopy and light, tiled splashbacks, space for fridge/freezer.

**First Floor Landing**

Window to the side elevation, access to roof space, double radiator and built-in airing cupboard.

**Bedroom One**

12'4" x 12'1" (3.78m x 3.69m )

Window to the rear elevation, double radiator.

**En-Suite**

Comprising walk-in shower cubicle with electric shower and controls and shower head, window to the rear elevation, single radiator, door to additional wardrobe cupboards.

**Bedroom Two**

13'5" x 10'10" (4.11m x 3.32m )

Window to the front elevation, double radiator.

**En-Suite**

Comprising walk-in shower cubicle with electric shower unit and controls and shower head, wash hand basin, tiled splashback.

**Bedroom Three**

10'11" x 7'11" (3.35m x 2.43m )

Window to the front elevation, double radiator.

**Family Bathroom**

Suite comprising corner bath, w.c. with low level flush, pedestal wash hand basin, heated towel rail, obscure glass window, tiled floor and tiled walls.

**Outside**

**Front Garden**

Mainly laid to lawn with some hedging and circular patio feature, extensive off road parking to be found on the driveway for several vehicles.

**Rear Garden**

Southerly aspect and is mainly laid to lawn with a whole host of shrubbery, plants and various trees, patio for alfresco dining and is enclosed to all sides with fencing and an outside water tap.

**Garage**

With personal door to the side and window to the rear, up and over door 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.

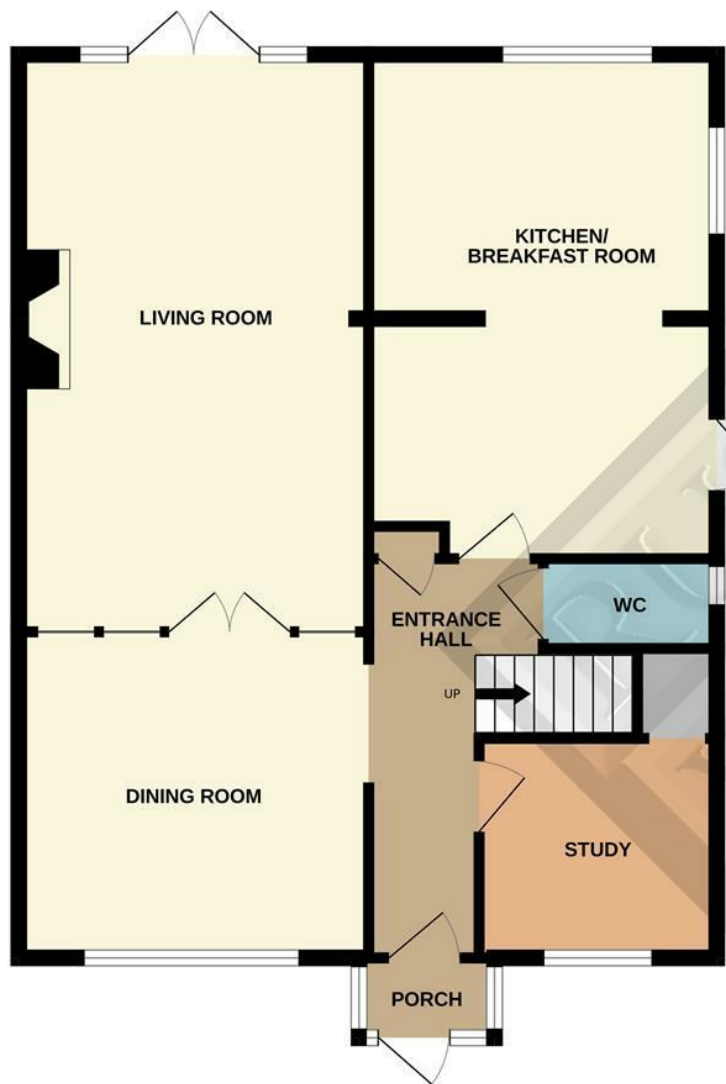
Council Tax Band – E



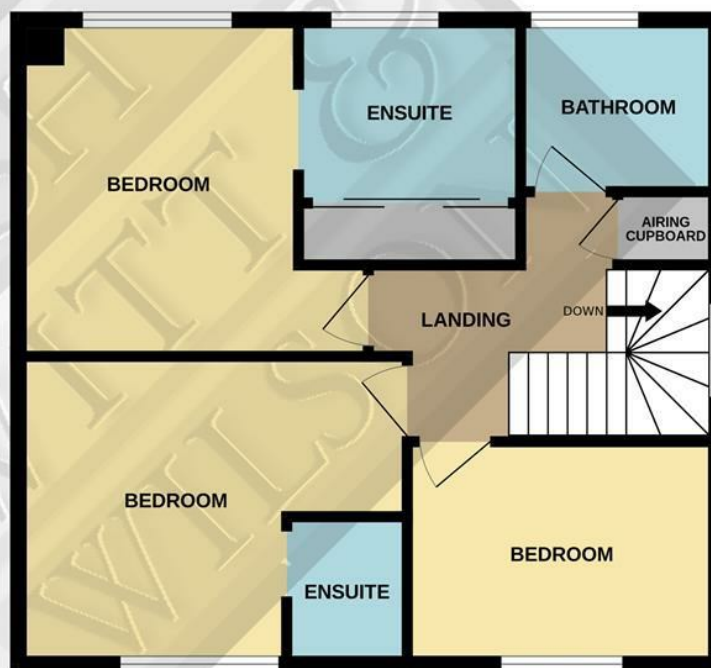




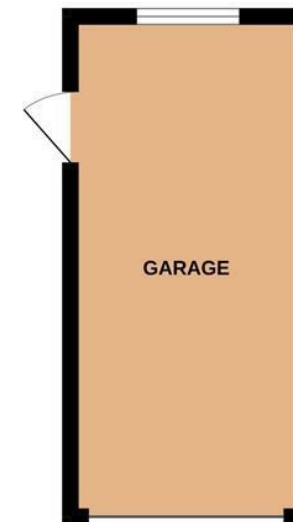
GROUND FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.

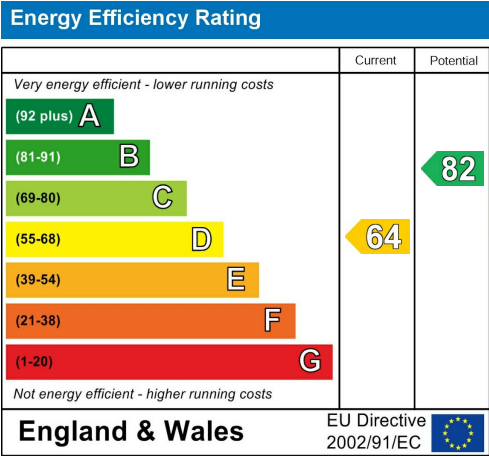
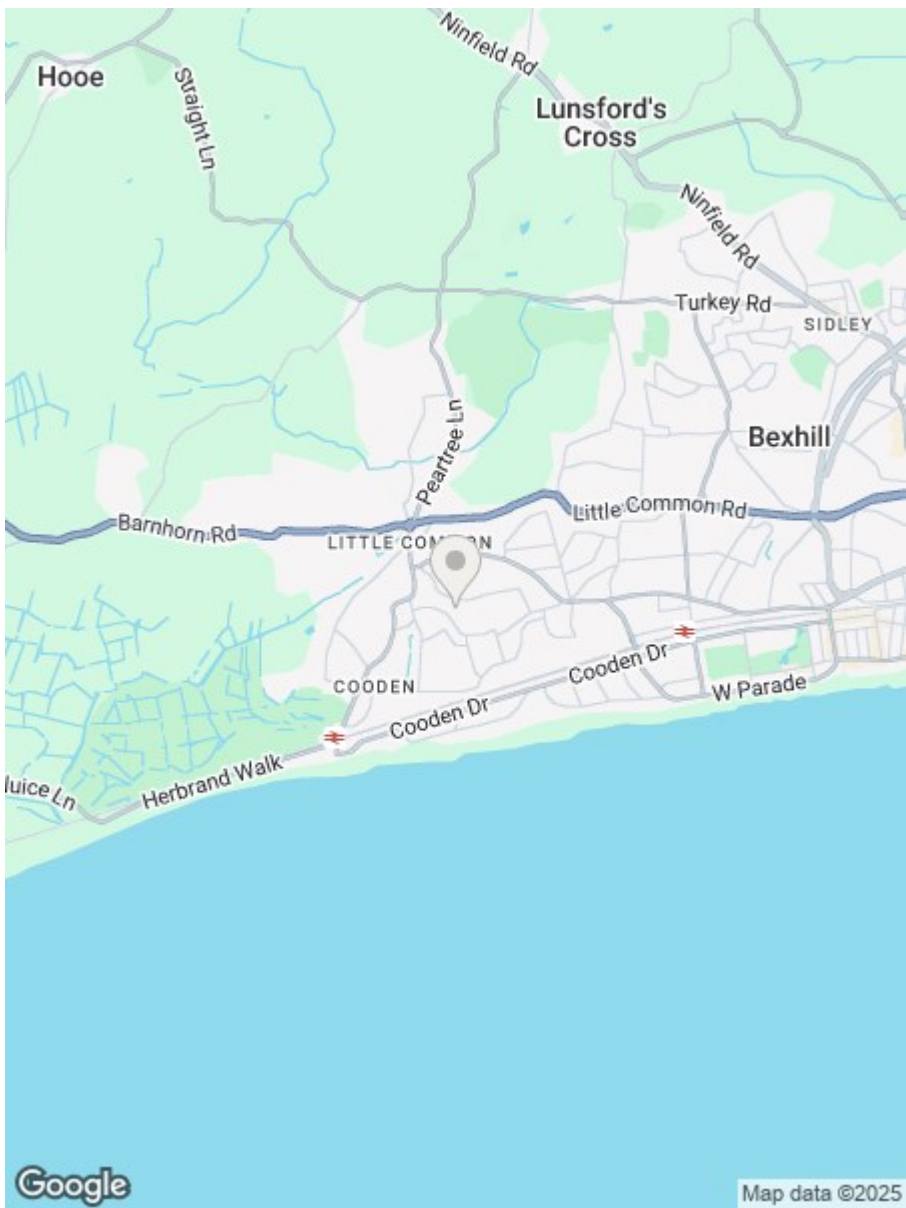


GARAGE  
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.4 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents**  
**Lettings & Property Management**



**3 Devonshire Road**  
**Bexhill-on-Sea**  
**East Sussex**  
**TN40 1AH**  
**Tel: 01424 225588**  
**bexhill@rushwittwilson.co.uk**  
**www.rushwittwilson.co.uk**