

**RUSH
WITT &
WILSON**



35 Wealden Way, Bexhill-On-Sea, East Sussex TN39 4NZ
£550,000

Rush, Witt and Wilson are delighted to bring to the market this beautifully presented three bedroom detached bungalow, situated in this highly sought after residential location of Little Common, Bexhill, within easy walking distance to Little Common Village with its wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises, large south facing living room with stunning views, modern fitted kitchen, dining room, three bedrooms, bathroom, cloakroom, solid oak wood flooring, gas central heating system, double glazed windows and doors. Externally the property boasts beautifully established and maintained gardens, off road parking for multiple vehicles and garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Hallway

With entrance door, radiator, solid oak flooring, built in storage cupboards with fitted shelving, access to roof space by fitted loft ladder, utility cupboard with plumbing for washing machine and shelving above.

Living Room

23'7" x 18'8" (7.21 x 5.71)
Double glazed windows overlooking rear garden with far reaching views across Bexhill, double glazed French doors giving access onto the rear garden, and obscured double glazed window to the side elevation, all windows being UV solar reflective and heat retaining, engineered oak flooring, two roll top radiators.

Kitchen

10'11" x 9'5" (3.35 x 2.88)
Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated dishwasher, built in electric cooker, four ring gas hob with extractor canopy above, space for freestanding fridge and freezer, under cabinet lighting, double glazed windows overlook the front elevation, tiled flooring with underfloor heating, open archway leading through to dining room.

Dining Room

10'2" x 7'10" (3.12 x 2.41)
Double radiator, double glazed bay window overlooking the front elevation.

Bedroom One

14'6" x 11'5" (4.43 x 3.49)
Double glazed French doors giving access onto the raised balcony made of solid Iron wood, double radiator, solid oak flooring.

Bedroom Two

11'6" x 9'10" (3.53 x 3.00)
Double glazed windows overlooking the rear elevation with far reaching views across Bexhill, double radiator, built in wardrobe cupboard with mirrored sliding doors, hanging space and shelving, solid oak wood flooring.

Bathroom

Modern fitted suite comprising over sized panelled bath with mixer tap, walk in shower cubicle with wall mounted shower

controls, attachment and chrome showerhead, tiled walls, tiled floor, radiator, pedestal mounted wash hand basin with mixer tap, obscured glass panelled window overlooks the front elevation.

Separate WC

Obscured glass panelled window overlooks the front elevation, floating wash hand basin with hot and cold taps, splashbacks, wc with low level flush, radiator, tiled floor with underfloor heating.

Bedroom Three/Study

8'11" x 8'0" (2.72 x 2.44)
Obscured glass panelled window to the side elevation, built in storage cupboard with fitted shelving and space for tumble dryer, radiator, solid oak wood flooring.

Outside

Front Garden

Off road parking for multiple vehicles, established front garden, mainly laid to lawn with shrubs, plants and small trees of various kinds.

Rear Garden

Stunning, well established rear garden, mainly laid to lawn with mature plants, shrubs and fruit trees consisting of 3 apple and 1 pear, all enclosed with fencing to all sides, timber framed shed, greenhouse, large steel shed, patio areas and raised balcony, suitable for alfresco dining. Side access is available.

Half Sized Garage

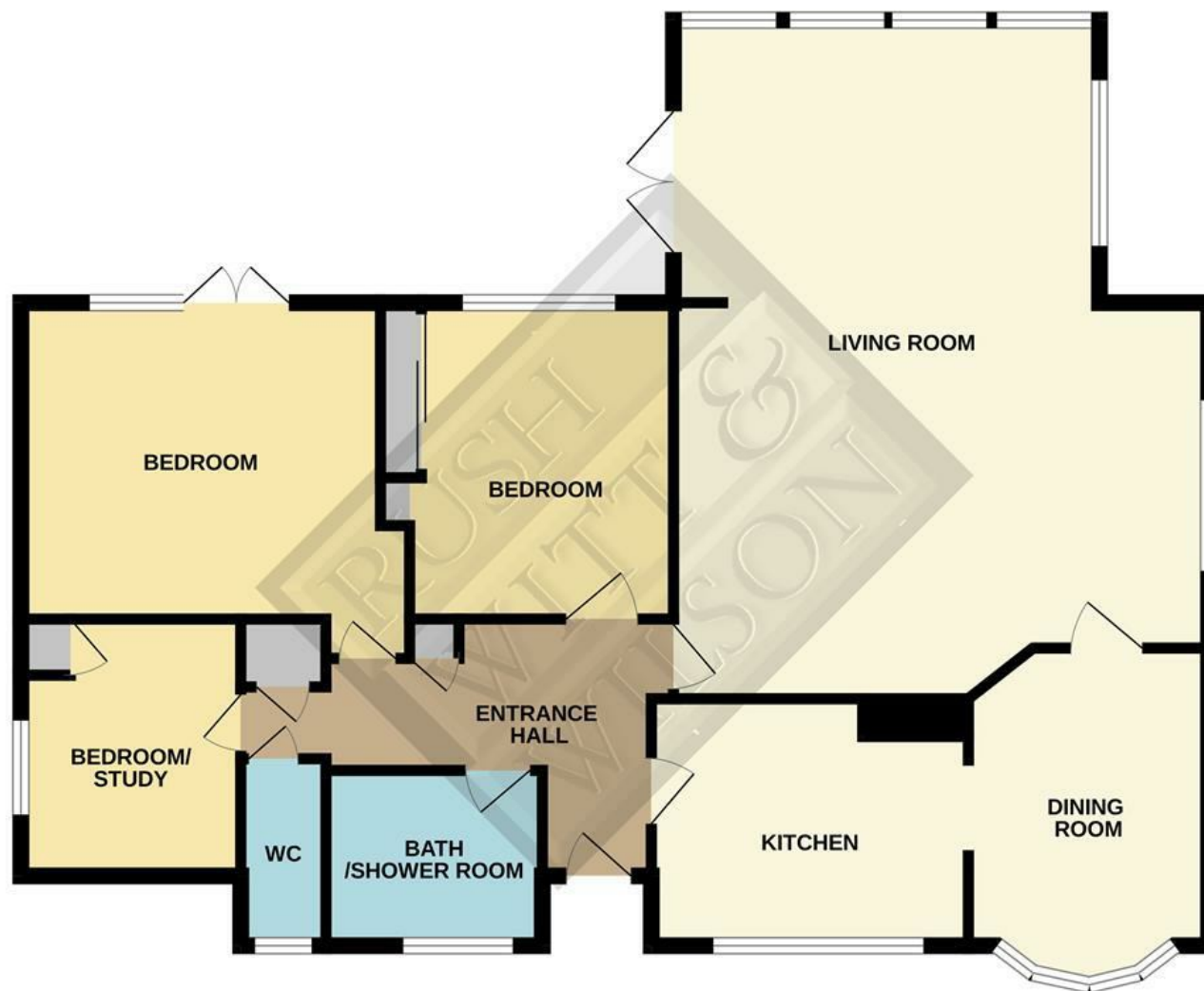
With up and over door, power and light, housing the gas central heating boiler and electrical consumer unit.

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 purposes.

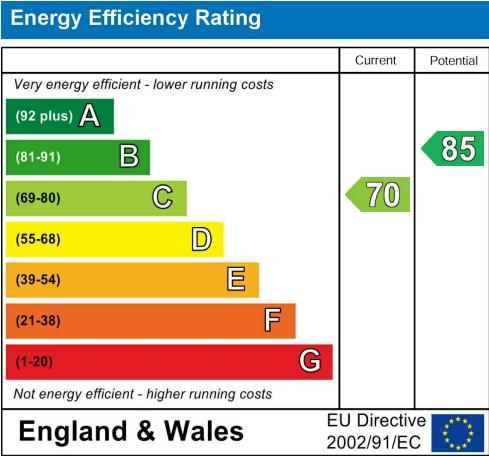
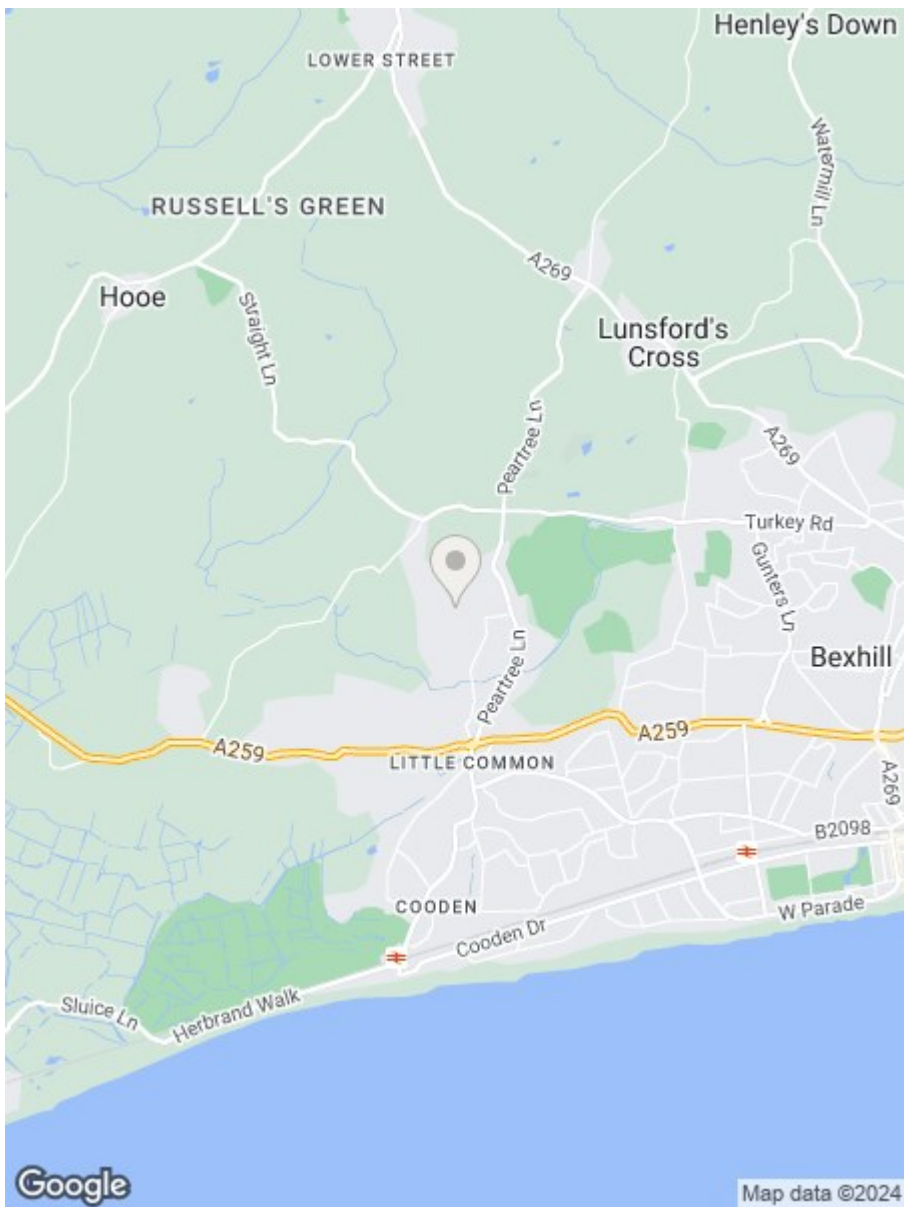


GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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