

**RUSH
WITT &
WILSON**



**16 Wealden Way, Bexhill-On-Sea, East Sussex TN39 4NY
£367,500**

Rush Witt & Wilson are delighted to welcome to the market this immaculately presented two bedroom detached bungalow ideally located in this sought after location of Little Common. Having been refurbished and modernised to a high standard throughout by the current Vendors, the property offers bright and spacious accommodation throughout comprising two double bedrooms, large lounge/dining room, modern fitted kitchen, modern fitted bathroom and large hallway. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a well maintained rear garden, off road parking for multiple vehicles and garage. Viewing is highly recommended by Rush Witt & Wilson, Bexhill to appreciate this spacious property in this popular location.



Front Door

Flemish glass panelled double glazed front door with obscure glass panelled side light windows leading to large entrance hall.

Large Entrance Hall

Radiator, access to loft space and doors with access to all rooms.

Lounge/Diner**Lounge**

22'2" x 13'2" (6.76m x 4.03m)

Large front aspect double glazed window with elevated views and two side aspect double glazed windows, two radiators, open archway leading to dining space.

Dining Space

9'3" x 8'0" (2.84m x 2.45m)

Double aspect double glazed windows to the front and side aspects of the property, radiator, sliding glass panelled door leading through to the kitchen.

Kitchen

13'10" x 9'3" (4.22m x 2.83m)

Modern fitted kitchen comprising side aspect double glazed window, side aspect flemish double glazed glass panelled door leading to the side of the property, wall mounted heated chrome towel rail. Modern fitted kitchen with a range of matching wall and base level units with straight edge worktops surfaces, integrated dishwasher, integrated electric oven, worktop mounted electric hob with fitted stainless steel extractor hood above, inset stainless steel bowl and a half sink with drainer and mixer tap, plumbing space for washing machine, space for free standing fridge/freezer, airing cupboard which houses the hot water cylinder with slatted shelving, ceiling mounted spotlights, part tiled walls.

Master Bedroom

15'6" x 10'11" (4.73m x 3.34m)

Side aspect double glazed window, radiator, two large built-in wardrobes with hanging space and shelving.

Bedroom Two

15'5" x 9'3" (4.72m x 2.84m)

Rear aspect double glazed window, radiator, two built-in wardrobes with hanging space and shelving.

Bathroom

Side aspect flemish double glazed windows, wall mounted heated chrome towel rail. Modern fitted bathroom with a white bathroom suite comprising close coupled w.c., vanity unit with hand wash basin, mixer tap and storage cupboards beneath and panelled enclosed pea bath with mixer tap, wall mounted shower controls, shower attachment and rain effect shower head. Fully tiled walls, extractor fan, electric shaver point.

Outside**Rear Garden**

Mainly laid to lawn with mature plant and shrub borders, patio area, timber garden shed, bordered by panel enclosed fencing, lean to. Gated access down one side of the property leading to the front drive and rear door to the garage.

Front Garden

Large block paved driveway providing off road parking for multiple vehicles, small grass area which is laid to lawn, driveway leads in front of the property and then to the side of the property to:-

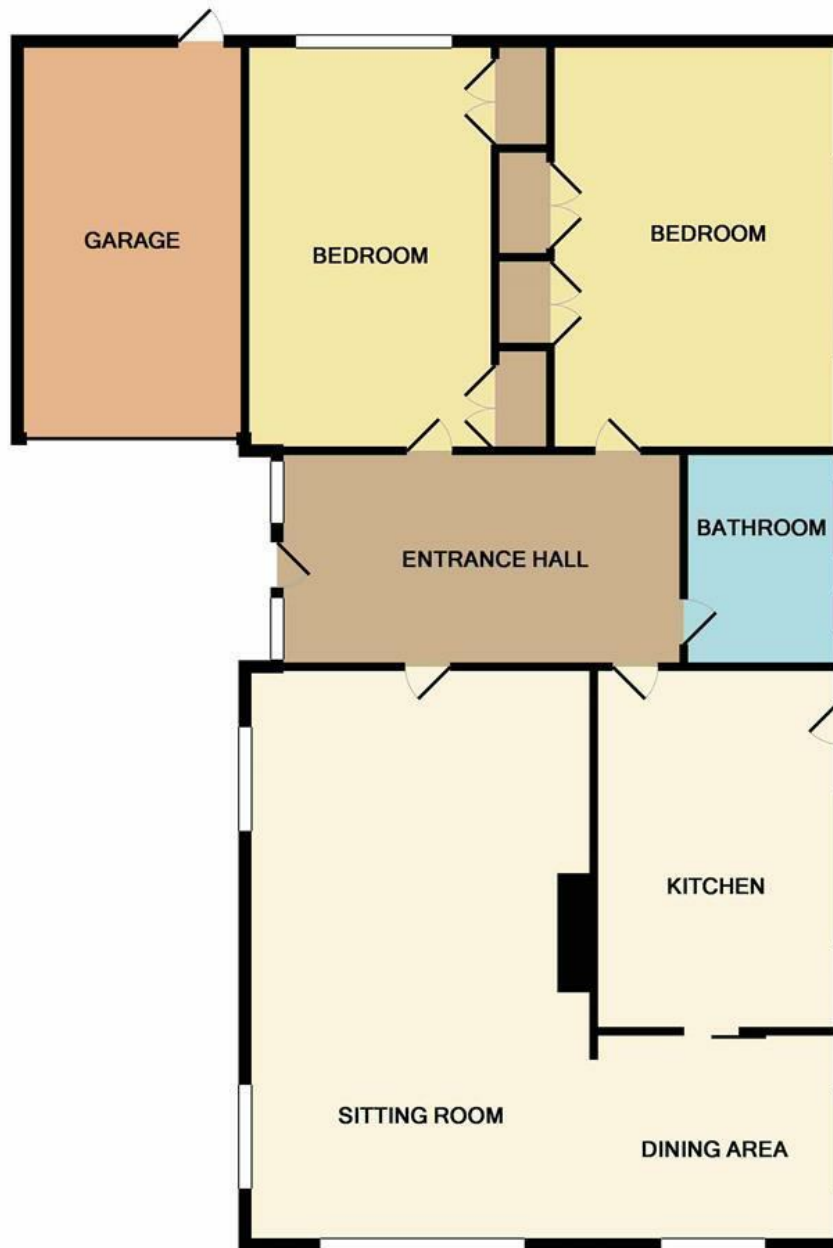
Single Garage

With up and over door with light and power.

Agents Note

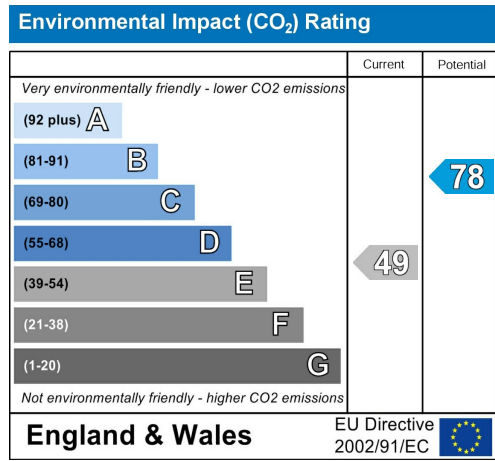
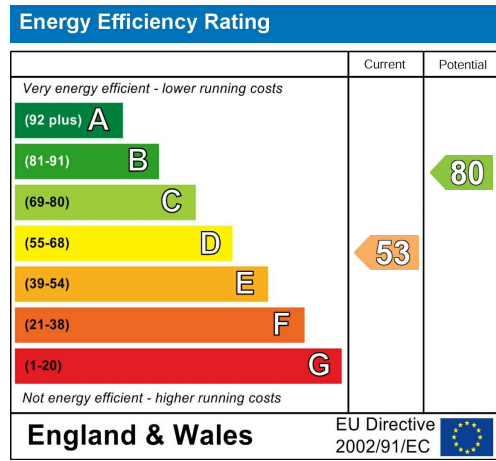
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.6 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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