

**RUSH  
WITT &  
WILSON**



**Sherwood Potmans Lane, Bexhill-On-Sea, East Sussex TN39 5JL  
£439,000**

An opportunity to acquire this deceptively spacious, three bedroom, detached chalet bungalow with stunning gardens, ideally located in this quiet and sought after lane in the outskirts of Bexhill. Offering bright and spacious accommodation throughout the property comprises lounge, fitted kitchen, breakfast room, utility room, conservatory, master bedroom and modern fitted bathroom to the ground floor. To the first floor there are a further two bedrooms. Externally the property boasts a stunning and beautifully maintained large rear garden, whilst to the front of the property there is a front garden and a large driveway providing off road parking for multiple vehicles, with the driveway leading down the side of the property to the detached garage. Ideally situated in this quiet and sought after lane position of Lunsford Cross, whilst still only being a short drive to Bexhill town centre with mainline railway station, picturesque seafront and amenities. The historic market town of Battle is only five mile from the property. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning chalet bungalow in this picturesque and sought after location. Council Tax Band D.



### **Entrance Porch**

Double aspect double glazed windows to the front and side elevations with double glazed door, tiled floor, internal solid timber front door with obscured glass panel leading to the entrance hall.

### **Entrance Hall**

Radiator, stairs leading to the first floor, under stairs storage cupboard.

### **Breakfast Room**

9'10" x 8'10" (3.01 x 2.71)

Double glazed window to the front elevation, radiator, built in airing cupboard housing the hot water cylinder with slatted shelving, open archway leading through to the kitchen.

### **Kitchen**

16'9" x 10'11" (5.11 x 3.33)

Double glazed window to the side elevation, internal windows and internal glass panelled door leading through to the utility room, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, beautiful multi-fueled Ray-burn cooker that heats a radiator and the hot water, integrated eye level microwave, integrated electric oven, plumbing space for dishwasher, single sink with drainer and mixer tap, electric induction hob with fitted extractor hood above, integrated under counter fridge, part tiled walls, tiled floor, recessed ceiling spotlights, ceiling mounted spotlights.

### **Utility Room**

8'7" x 7'6" (2.62 x 2.31)

Triple aspect double glazed windows to the rear and both side elevations with one side having a double glazed sliding patio door giving access to the rear garden, laminate rolled edge worktop surfaces, plumbing space for washing machine, space for under counter fridge and space for under counter freezer, tiled floor.

### **Lounge**

18'11" x 11'5" (5.79 x 3.50)

Double glazed sliding patio door giving access to the conservatory, radiator, ornamental feature fireplace.

### **Conservatory**

14'2" x 8'2" (4.32 x 2.51)

Currently used as dining space, with double aspect, double

glazed windows to the rear and side elevations, two sets of double glazed French doors giving access onto the rear garden patios, radiator, tiled floor.

### **Ground Floor Bedroom**

12'0" x 11'4" (3.67 x 3.46)

Double glazed bay window to the front elevation with bespoke fitted plantation shutters, radiator, large range of fitted wardrobes with hanging space, shelving and drawer units.

### **Ground Floor Bathroom**

Obscured double glazed windows to the rear elevation, heated chrome towel rail, modern white suite comprising panelled enclosed p-bath with mixer tap, wall mounted electric power shower and shower attachment, vanity unit with wash and basin, mixer tap and storage cupboard beneath, low level wc with concealed cistern, part tiled walls, recessed ceiling spotlights, bathroom light with shaving point.

### **First Floor Landing**

Double glazed window to the rear elevation with far reaching views, electric storage heater.

### **Bedroom Two**

14'7" x 6'4" (4.45 x 1.94)

Double glazed window to the rear elevation with far reaching views, double glazed Velux window with fitted blind to the front elevation, door with access to eaves storage.

### **Bedroom Three**

12'7" x 6'1" (3.86 x 1.87)

Double glazed window to the rear elevation with far reaching views, double glazed Velux window with fitted blind to the front elevation, three separate eaves storage cupboards, one of which houses the gas central heating boiler.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with extensive and mature plants, shrubs and hedging, large driveway providing off road parking for multiple vehicles with additional gravelled laid hard standing, the driveway continues down the side of the property providing further parking and leads to the detached garage with gated access into the rear garden.

### **Rear Garden**

Large beautifully maintained rear garden with Indian sandstone laid patio, the rest of the garden is mainly laid to lawn with extensive and mature plants, shrubs and trees, raised vegetable beds, greenhouse, three timber garden sheds, summerhouse.

### **Detached Garage**

15'5" x 9'3" (4.72 x 2.83)

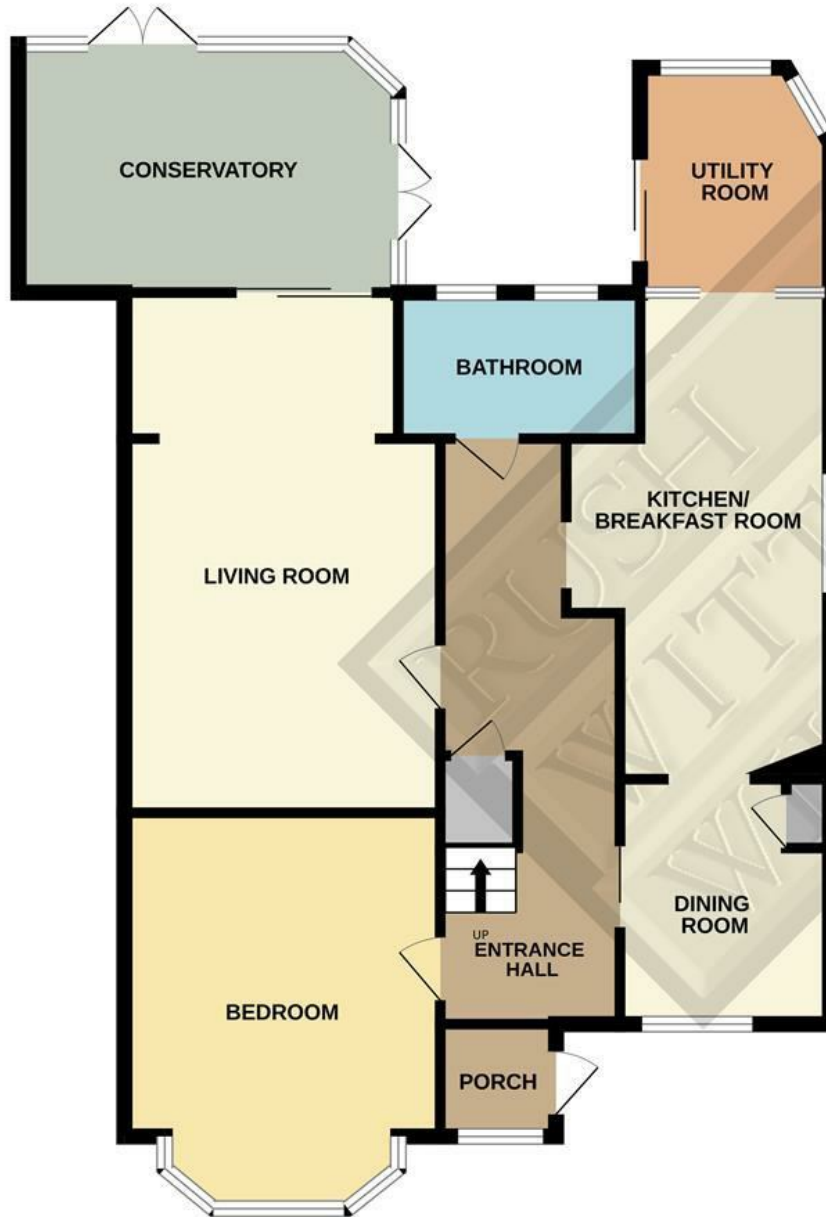
Timber glass panelled double doors, light and power, eaves storage.

### **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.



GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.

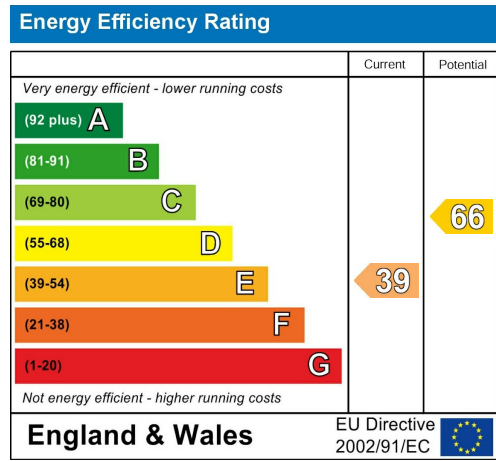
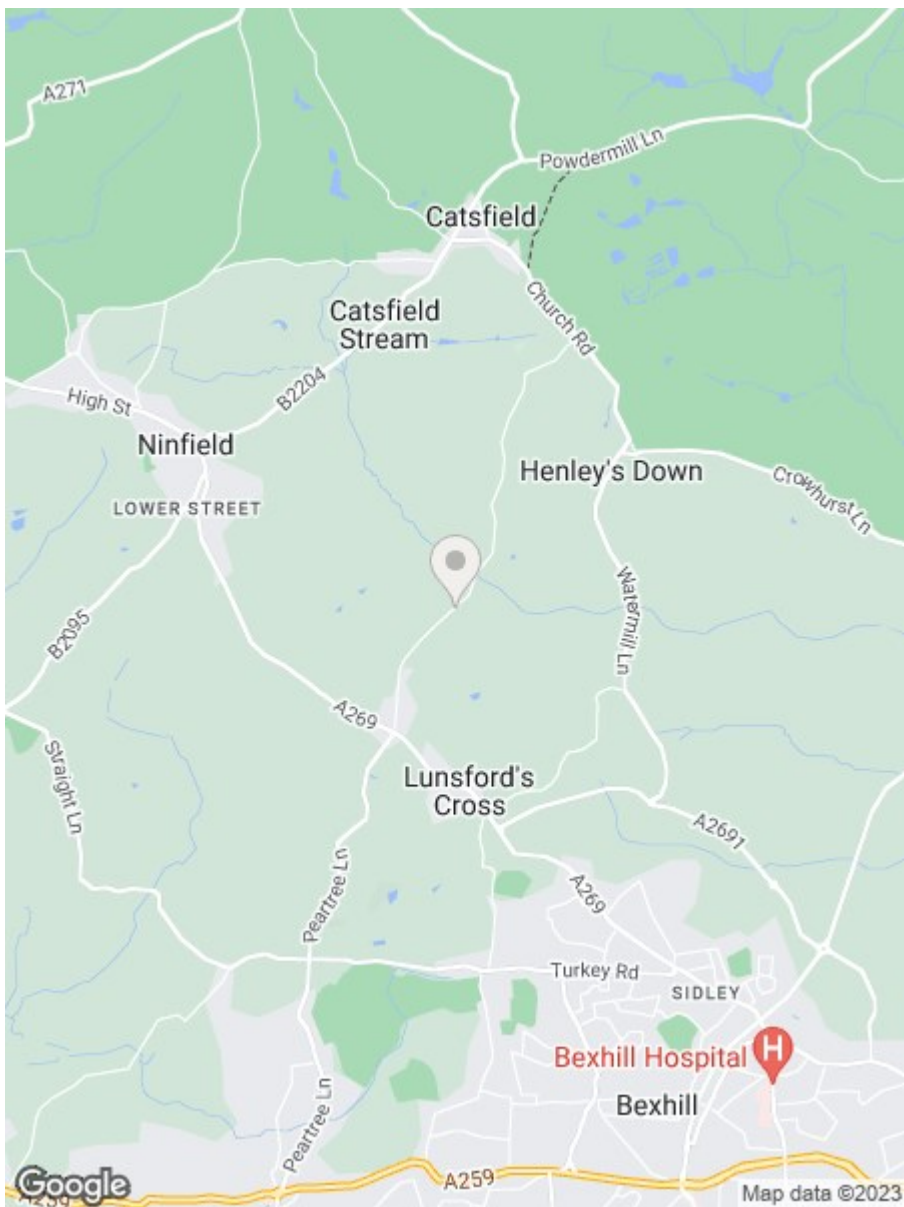


1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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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