

**RUSH  
WITT &  
WILSON**



**3 Fox Hill, Bexhill-On-Sea, East Sussex TN39 4LZ  
£435,000 Freehold**

**Beautifully presented detached bungalow with accommodation comprising two double bedrooms, living room with fireplace, modern fitted kitchen and a shower room. Other benefits include gas central heating system, double glazed windows and doors. Externally the property has off road parking to the front and a garage. There is an area of garden to the front and south facing gardens to the rear. The property is presented to an exceptional standard by the current vendor and viewings comes highly recommended by Rush Witt & Wilson sole agents.**



**Entrance Hallway**

Entrance door, double radiator, access to the roof space, built-in airing cupboard with slatted shelving and built-in storage cupboard with gas central heating and domestic hot water boiler.

**Living Room**

18'11 x 10'9 (5.77m x 3.28m )  
Window to the side elevation, French doors and windows to the rear, double radiator, living flame log effect fire set in stone fireplace.

**Kitchen**

11'1 x 10'5 (3.38m x 3.18m )  
Window and door to the rear, modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, one and a half bowl single drainer sink unit with mixer tap, electric hob with glass splashback, extractor canopy and light, integrated double oven with grill, double radiator, built-in fridge/freezer, built-in washing machine.

**Bedroom One**

13' x 8'10 (3.96m x 2.69m)  
Window to the front elevation, single radiator, fitted wardrobe cupboards.

**Bedroom Two**

10'8 x 9'8 (3.25m x 2.95m)  
Window to the front elevation, single radiator, built-in wardrobe cupboards, storage cupboards, dressing table/desk.

**Bathroom**

Obscured glass window to the side elevation, modern suite comprising wc with concealed cistern, wash hand basin with vanity unit beneath, part tiled walls, electric shaver point, double radiator, Aqualiser splashbacks, walk-in shower with glass screen, chrome controls, chrome showerhead.

**Outside**

**Front Garden**

Mainly laid to lawn with driveway providing off road parking.

**Rear Garden**

Southerly aspect and is mainly laid to lawn, patio area for

alfresco dining, timber framed shed, enclosed with fencing to all sides offering privacy and seclusion, outside water tap.

**Garage**

Electrically operated up and over door, window to the rear, door to the side, space for tumble dryer, work bench, power, light.

**Agents Note**

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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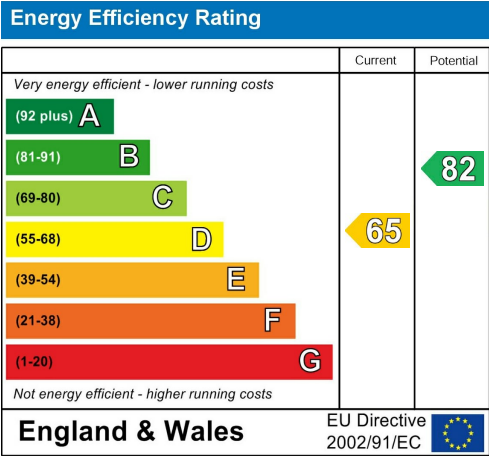
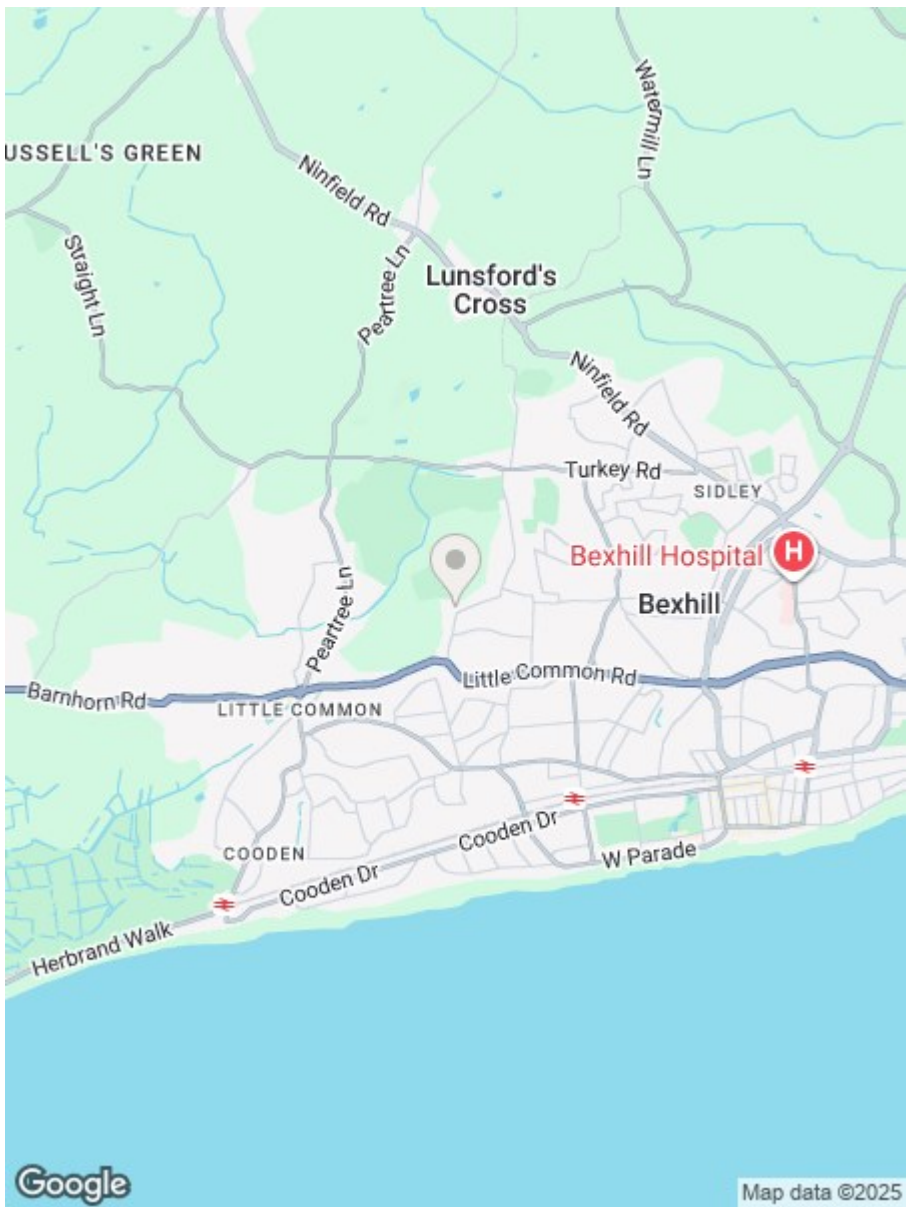


GROUND FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 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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