

**RUSH
WITT &
WILSON**



**16 Portfield Close, Bexhill-On-Sea, East Sussex TN40 2ER
£525,000 Freehold**

A beautifully presented four bedroom detached house situated in a sought after residential location of Chantry, Bexhill. Offering bright and spacious accommodation throughout, the property comprises living room, modern open plan kitchen/dining room, downstairs snug/bedroom five, with an additional four bedrooms to the first floor, with the main benefiting from an en-suite shower room, additional family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows throughout. Externally the property boasts off road parking for multiple vehicles, garage and private and well maintained rear garden. Viewings come highly recommended by Rush Witt & Wilson Bexhill.



Entrance Hallway

Obscure glass panelled entrance door, radiator, stairs rising to the first floor, beautiful engendered wood flooring, doors off to the following:

Living Room

18'10 x 11'6 (5.74m x 3.51m)
Double glazed windows and doors with views and access onto the rear garden, radiator.

Kitchen

21'9 x 8'10 (6.63m x 2.69m)
A modern fitted kitchen with a range of matching wall and base level units with quartz straight edge worktop surfaces, sink with side drainer and mixer tap, space for freestanding cooker, space for free standing American style fridge/freezer, integral dishwasher, tiled splashbacks, dual aspect with double glazed windows to the front and side elevations, herringbone flooring, vertical radiator, opening through to:

Dining Room

11'10 x 9'10 (3.61m x 3.00m)
Double glazed window overlooking the rear garden with bi-folding doors giving access onto the patio area, herringbone flooring, radiator.

Snug/Bedroom Five

14'8 x 8'6 (4.47m x 2.59m)
Double glazed window to the side elevation, vertical radiator, internal door through to garage.

Cloakroom/WC

A modern suite comprising low level wc, wash hand basin with mixer tap, tiled flooring, radiator, obscure double glazed window to the side elevation.

First Floor

Landing

Double glazed window to the side elevation, access to loft space, airing cupboard housing the hot water cylinder and slatted shelving, doors off to the following:

Bedroom One

11'8 x 11'3 (3.56m x 3.43m)
Double glazed windows to the rear overlooking the rear garden, radiator, built in wardrobe cupboards with sliding

doors with hanging space and shelving, beautiful engineered wood flooring.

En-Suite Shower Room

A modern suite comprising low level wc, wash hand basin with mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, tiled walls and tiled flooring, obscure double glazed window to the rear elevation.

Bedroom Two

11'1 x 10'11 (3.38m x 3.33m)
Double glazed window to the front elevation, radiator, built in wardrobe cupboards with sliding doors, hanging space and shelving, engineered wood flooring.

Bedroom Three

10'9 x 10'9 (3.28m x 3.28m)
Double glazed window to the rear elevation, radiator. wood flooring.

Bedroom Four

8'5 x 7'8 (2.57m x 2.34m)
Two sets of double glazed window to the front elevation, radiator.

Family Bathroom

A modern suite comprising low level wc, pedestal wash hand basin with chrome mixer tap, panel enclosed bath with chrome hot and cold taps, additional shower over bath with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, part tiled walls, tiled flooring, obscure double glazed window to the front elevation.

Outside

Front Garden

Driveway providing off road parking for multiple vehicles.

Rear Garden

Laid to lawn with patio area and raised decking area suitable for alfresco dining and entertaining, enclosed to all sides, timber framed summerhouse, side access is available, well established with shrubs, plants and trees.

Garage

Providing storage space.

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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



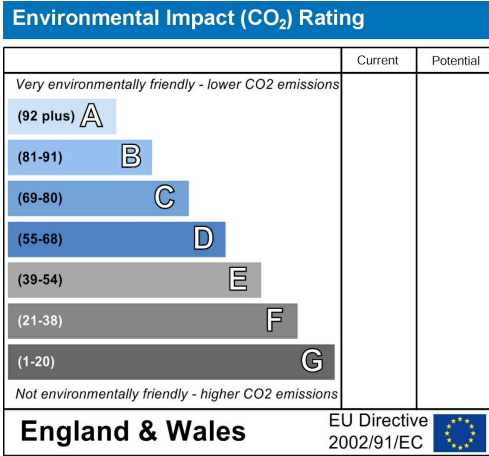
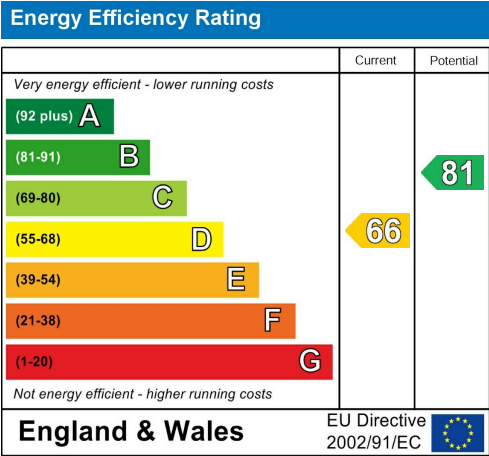
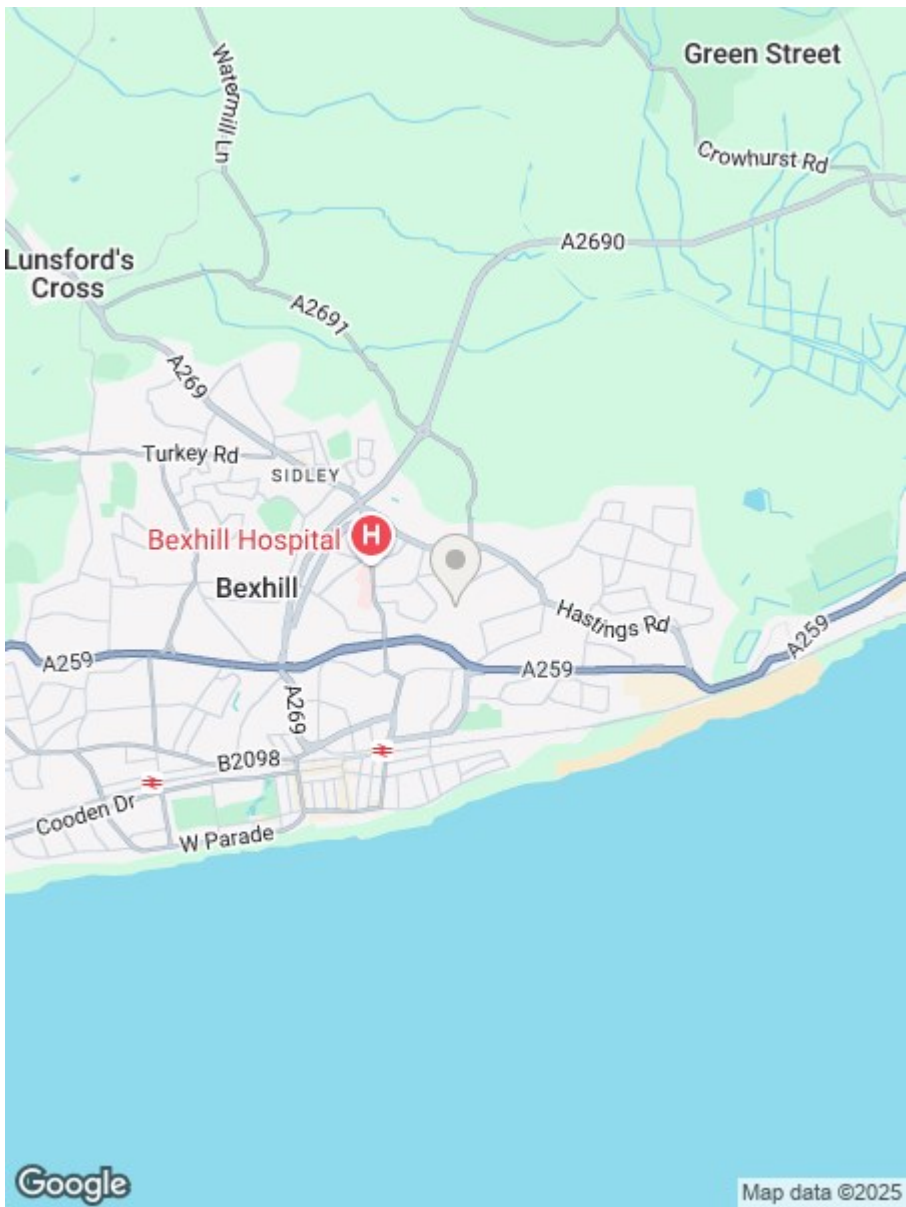
1ST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.3 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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