

**RUSH  
WITT &  
WILSON**



**18 Piltdown Close, Bexhill-On-Sea, East Sussex TN39 3XA  
Offers In Excess Of £375,000**

**A stunning extended five bedroom semi-detached family house, situated in a quiet cul-de-sac location in the highly sought after area of Collington, presented to an excellent standard with gas central heating system, double glazed windows and doors, downstairs cloakroom, two reception rooms, beautiful kitchen/breakfast room, utility room, en-suite to master bedroom, private front and rear gardens, garage en-bloc, viewing comes highly recommended by RWW Bexhill. Council Tax Band C. \*Personal interest declared\*, the seller of this property is a relation of an employee of Rush Witt & Wilson Ltd.**



### **Entrance Hallway**

With entrance door, obscured glass side window to the front elevation, double radiator, engineered oak flooring, under stairs storage cupboard, additional storage cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, tiled splash back, tiled floor, obscured glass window to the front elevation, wall mounted gas central heating and domestic hot water boiler.

### **Living Room**

12'2 x 14'2 (3.71m x 4.32m)

Window to front elevation, double radiator.

### **Dining Room/Play Room**

16'7 x 10'1 (5.05m x 3.07m)

French doors lead out to rear garden, vertical radiator.

### **Rear Lobby**

With door to side, engineered oak flooring.

### **Utility Room**

With plumbing for washing machine, space for tumble dryer, engineered oak flooring.

### **Kitchen/ Breakfast Room**

18'7 x 9'8 (5.66m x 2.95m)

Window to rear elevation, French doors lead out on to rear garden, modern fitted kitchen comprising a range of handle less high gloss white base and wall units, with solid wood block worktops, one and half bowl single drainer sink unit with mixer tap, space for dish washer, five ring gas brushed stainless steel hob, space for two eye level ovens, space for fridge/freezer, wine rack, vertical radiator, engineered oak flooring.

### **First Floor Landing**

Access to roof space, built in airing cupboard housing the hot water cylinder with slatted shelving.

### **Bedroom One**

12'1 x 12'6 (3.68m x 3.81m)

Window to rear elevation, double radiator.

### **En-Suite Shower Room**

Obscured glass window to side elevation, modern suite comprising walk in shower with electric shower unit,

controls and shower head, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, chrome heated towel rail, tiled floor and walls.

### **Bedroom Two**

12'1 x 10'6 (3.68m x 3.20m)

Windows over look the front elevation, single radiator, built in wardrobe cupboard.

### **Bedroom Three**

9'2 x 12'8 (2.79m x 3.86m)

Window to rear elevation, single radiator, built in wardrobe cupboard.

### **Bedroom Four**

9'10 x 9'6 (3.00m x 2.90m)

Window to rear elevation, single radiator.

### **Bedroom Five**

11'2 x 12'2 (3.40m x 3.71m)

Window to front elevation, double radiator.

### **Family Bathroom**

Modern suite comprising wc with low level flush, panelled bath with wall mounted electric shower unit, controls and shower head, pedestal mounted wash hand basin, tiled walls and floor, obscured glass window to front elevation, heated chrome towel rail.

### **Outside**

#### **Front Garden**

Mainly laid to lawn, all enclosed with established laurels and red robins offering privacy and seclusion, fencing to one side, pathway to front door and side access via gate.

#### **Rear Garden**

Mainly laid to lawn with decked area for alfresco dining, all enclosed with fencing to all sides offering privacy and seclusion, timber framed shed, additional decked area to the side of the property for storage with gated side access.

#### **Garage-En-Bloc**

Metal up and over door.

#### **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.

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GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.

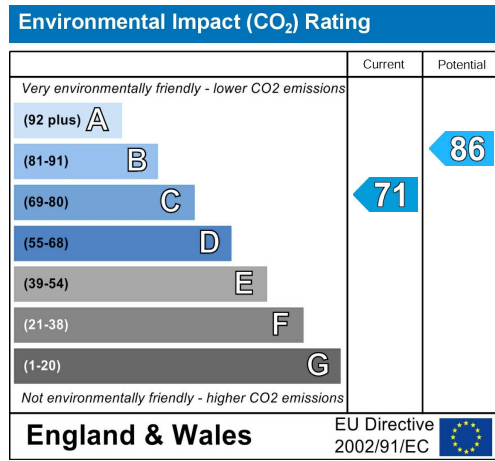
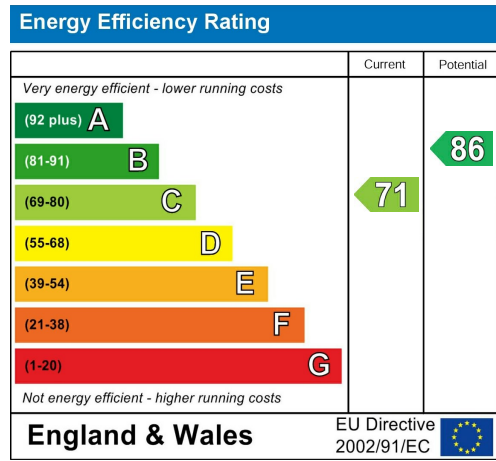
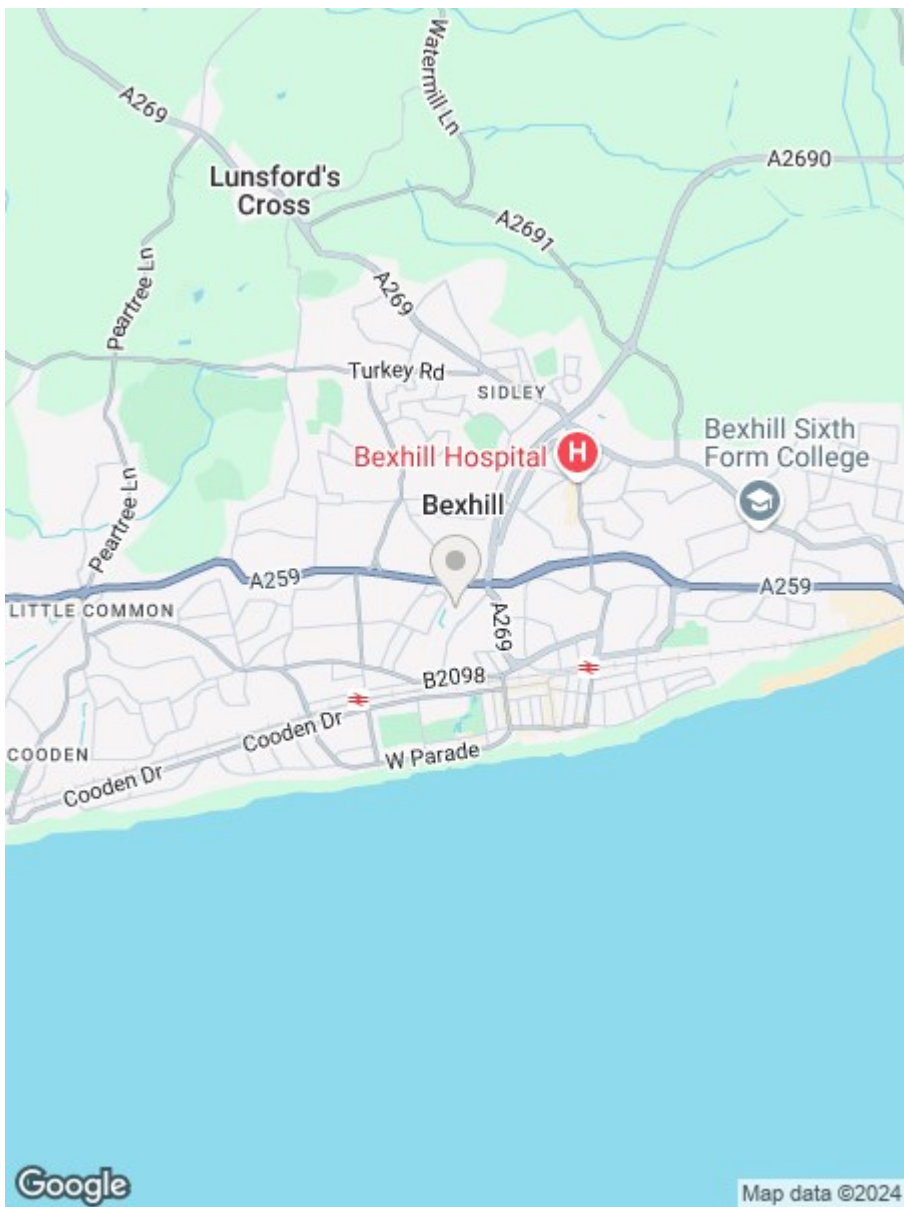


1ST FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (141.0 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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