

**RUSH
WITT &
WILSON**



**32 Green Lane, Bexhill-On-Sea, East Sussex TN39 4PH
£359,000**

A beautiful three bedroom semi-detached house, situated in this highly sought after location of Little Common, positioned on a quiet and tucked away lane location, offering bright and spacious accommodation throughout, comprising separate living room, modern open plan style kitchen/dining room, downstairs bedroom and separate wc to the ground floor. To the first floor the property comprises two double bedrooms, modern fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally the property boasts private and established front and rear gardens backing onto recreational grounds and off road parking for multiple vehicles to the front. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Entrance Hall

With entrance door, stairs leading to the first floor.

Kitchen/Dining Room

16'4" x 11'8" (4.98 x 3.56)

Duel aspect with double glazed windows to the front and rear elevations, double radiator, under stairs storage cupboard housing the electrical consumer unit and meter. Modern fitted kitchen comprising a range of matching wall and base level units with quartz worktop surfaces with matching splashbacks, sink with drainer and mixer tap, four ring induction hob, integrated double oven and microwave, space for free standing fridge and freezer, integrated dishwasher, integrated washing machine.

Living Room

16'4" x 10'10" (5.00 x 3.32)

Double glazed windows to the front elevation, two double radiators, feature fireplace, exposed beams.

Inner Hall

Housing the newly installed gas central heating boiler, door leading to the rear garden.

Bedroom Two

13'1" x 9'10" (4.00 x 3.00)

Double glazed windows overlooking the rear garden, radiator.

Down Stairs Cloakroom

Modern suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, part tiled walls, tiled floor, obscured glass panelled window to the side elevation.

First Floor Landing

Access to roof space via loft hatch.

Bedroom Three

12'11" x 9'0" (3.96 x 2.75)

Double glazed windows to the side elevation, radiator, eaves storage, airing cupboard housing the new hot water cylinder.

Shower Room

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold taps, walk in shower cubicle with tiled walls, shower controls, chrome shower attachment and chrome showerhead, half height wall wood panelling, double glazed windows overlooking the rear garden and recreation ground.

Bedroom One

11'0" x 11'0" (3.36 x 3.37)

Double glazed windows to the front elevation, radiator, eaves storage, exposed beam.

Outside**Front Garden**

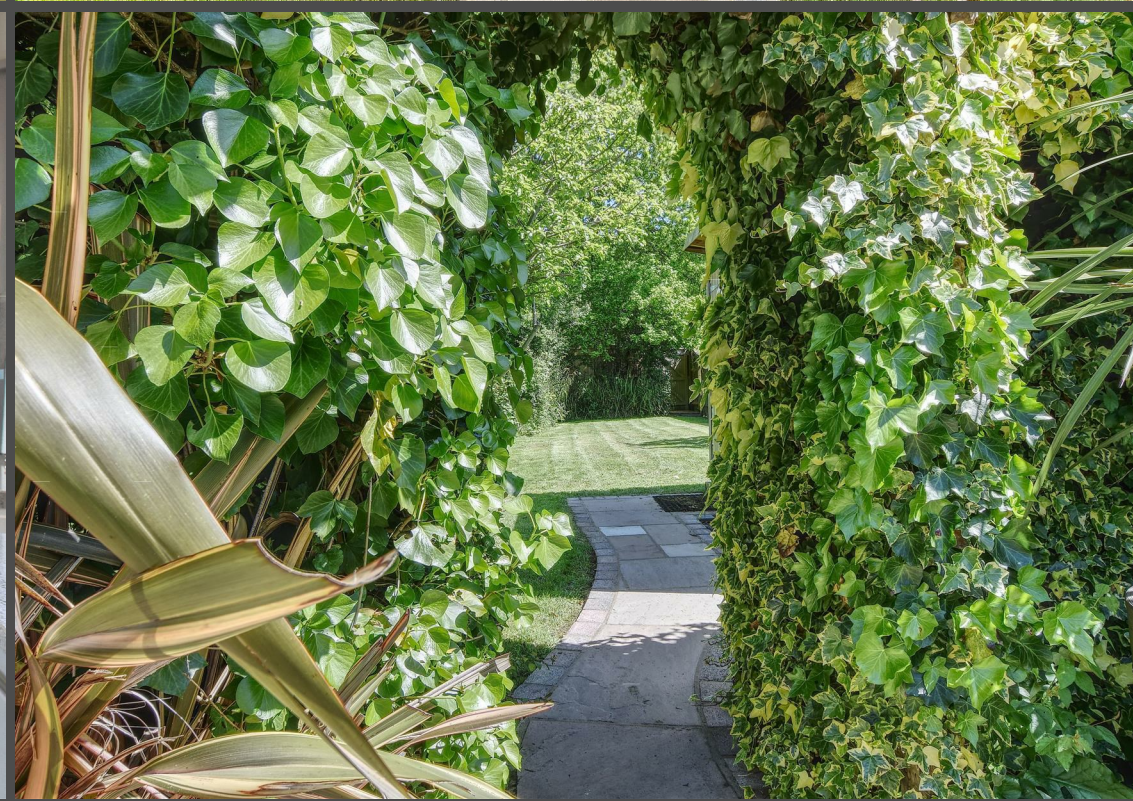
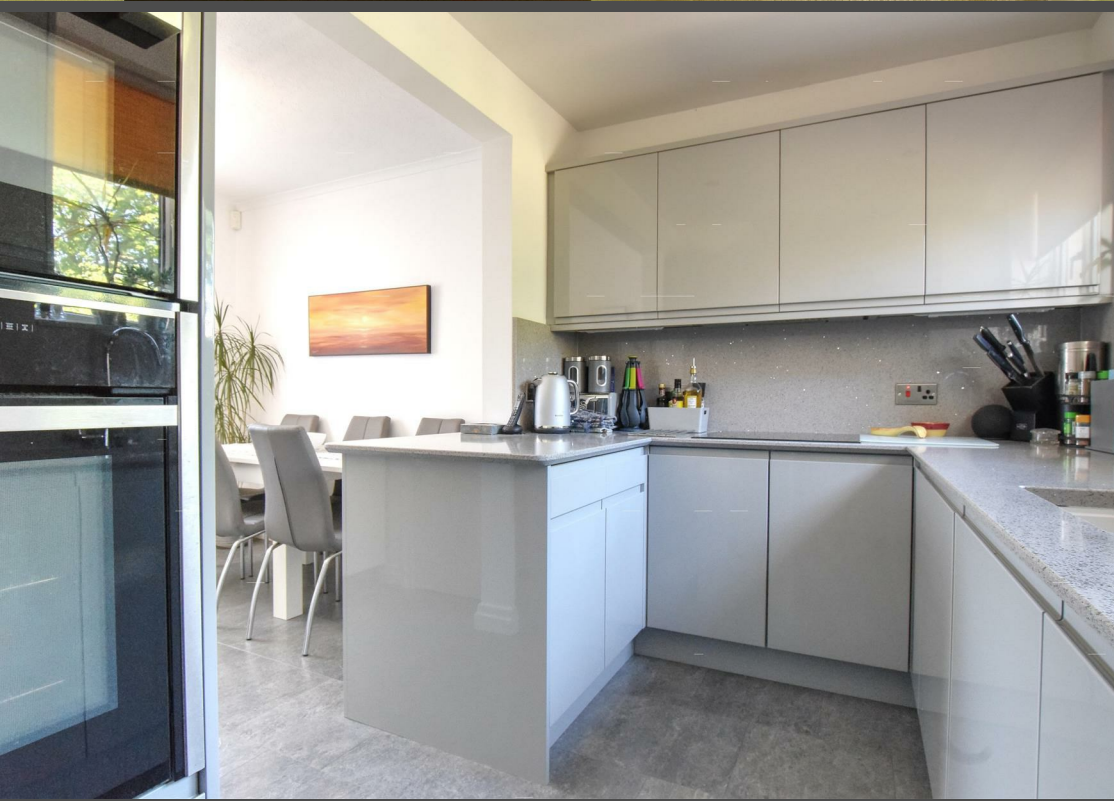
Lawned area, shrubs and plants of various kinds, driveway providing off road parking, side access to the rear.

Rear Garden

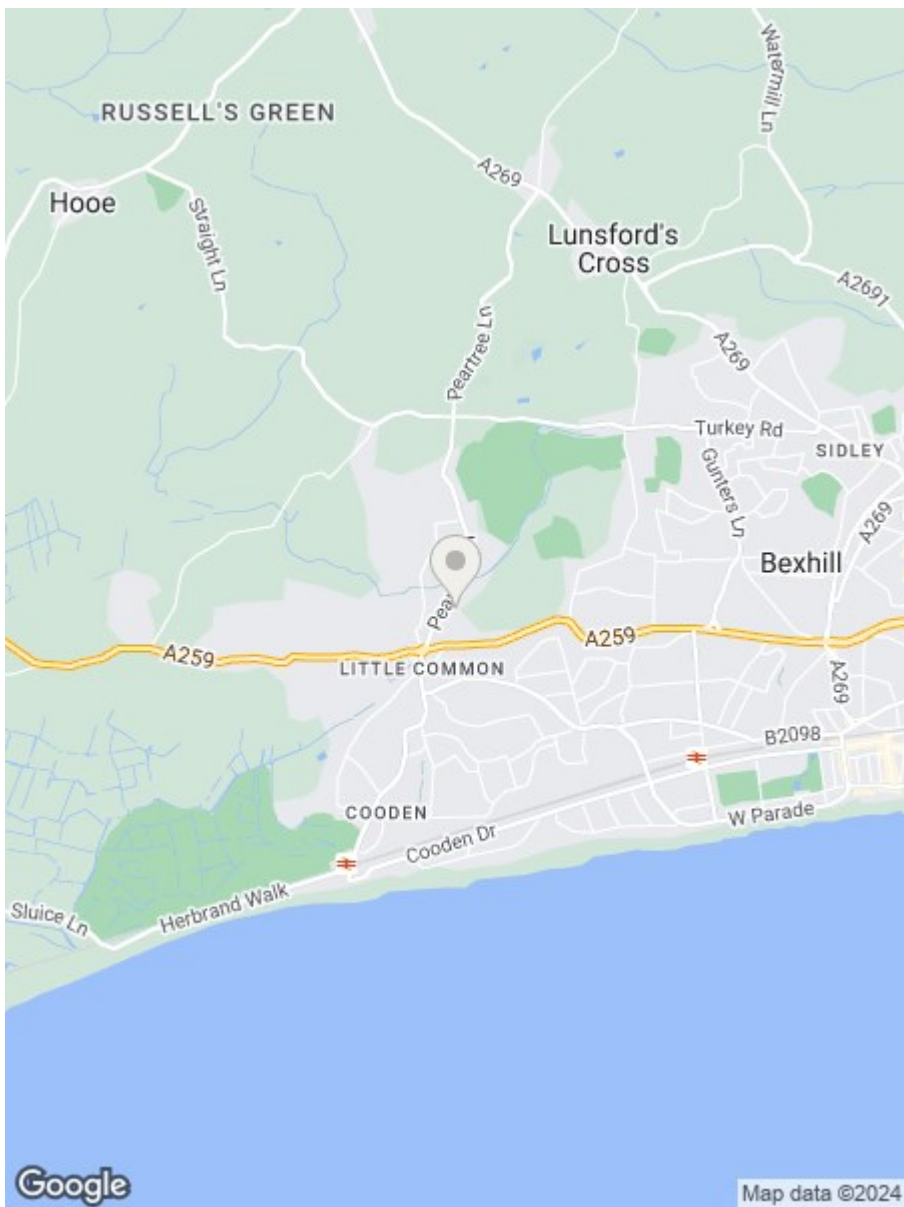
Beautifully established and well stocked rear garden, mainly laid to lawn with patio area suitable for alfresco dining, shrubbery and arch lead to second part of the garden, gated rear access onto the recreation ground, enclosed to all sides with plants, shrubs, small trees, and flowerbeds of various kinds, overlooking a beautiful tree line vista, side access to front.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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