

**RUSH
WITT &
WILSON**



43 Watermill Lane, Bexhill-On-Sea, East Sussex TN39 5EB
Price Guide £460,000

An opportunity to acquire this deceptively spacious four/five bedroom, two reception room, detached chalet bungalow with large westerly facing garden, ideally located in this quiet and sought after location. The property has been renovated throughout by the current owners and comprises four bedrooms, bay fronted lounge, separate bay fronted dining room, modern fitted kitchen, utility room, family bathroom, separate wc, en-suite shower room and a study/5th bedroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. External the property boasts a stunning private and secluded westerly facing rear garden, whilst to the front of the property there is a small front garden and a single garage. Ideally situated within easy walking distance to local amenities, local primary and secondary schools, viewing comes highly recommended by RWW Bexhill to appreciate this spacious property offered with NO ONWARD CHAIN. Council Tax Band C.



Entrance Porch

Obscured glass panelled front door with obscured windows, tiled floor, internal double glazed Upvc door leading to the hallway.

Entrance Hallway

Two storage cupboards, one housing the modern electric consumer unit, cupboard above housing the modern electric meter. Radiator, stairs leading to first floor.

Lounge

15'10" x 12'9" (4.83 x 3.91)
Double glazed bay window to the front elevation, obscured double glazed window to the side elevation, two radiators, feature fireplace with fitted electric fire.

Kitchen

11'7" x 9'7" (3.55 x 2.94)
Double glazed window to the rear elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, brand new integrated electric oven, worktop mounted hob with glass splashback and modern extractor hood above, stainless steel bowl and half sink with drainer and mixer tap, alcove space for freestanding fridge/freezer, open archway leading through to the utility room, part tiled walls, tiled floor, recessed ceiling spotlights.

Utility Room

6'10" x 6'10" (2.10 x 2.09)
Obscured double glazed door to the side elevation giving access to the side of the property, radiator, laminate rolled edge worktop surface, plumbing space for washing machine, additional space for under counter fridge/freezer/tumble dryers.

Dining Room

15'8" x 11'1" (4.80 x 3.40)
Double glazed bay window to the rear elevation overlooking the rear garden, radiator, bespoke fitted window seat.

Bedroom One

12'6" x 10'10" (3.82 x 3.31)
Double glazed window to the front elevation, radiator, fitted bedroom furniture comprising drawer units, cupboard with shelving, alcove shelving and storage cupboard below.

Bedroom Two

10'11" x 9'4" (3.35 x 2.85)
Obscured double glazed window to the side elevation, radiator, under stairs storage cupboard.

Study

9'10" x 7'7" (3.02 x 2.32)
Internal double glazed window looking through to the utility room, radiator.

Bathroom

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising panelled enclosed bath with mixer tap, shower attachment, wall mounted electric power shower and shower attachment, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, aqua panelled walls, tiled floor.

Separate WC

Obscured double glazed window to the side elevation, low level wc, wall mounted corner wash hand basin with mixer tap, tiled walls and floor.

First Floor Landing

Cupboards with access to eaves/loft space.

Bedroom Three

13'3" x 9'11" (4.04 x 3.03)
Double glazed Velux window to the side elevation, radiator, door leading to en-suite, large walk in wardrobe/storage cupboard with hanging space and fitted shelving and further access into the eaves/loft storage.

En-Suite Shower Room

Heated chrome trowel rail, walk in shower cubicle with wall mounted shower controls and shower attachment, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, tiled walls and tiled floor, extractor fan, recessed ceiling spotlight.

Bedroom Four

13'1" x 9'8" (3.99 x 2.97)
Double glazed window to the rear elevation, radiator.

Outside

Front Garden

Stone laid patio pathway, steps leading up from the street. On the lower level there is a single garage.

Single Garage

With up and over door.

Rear Garden

stunning private and secluded, westerly facing rear garden, with large stone laid patio, the rest of the garden is mainly laid to lawn with raised decorative slate chipping area and a raised composite decking area to the end of the garden, external power points, access down both sides of the property leading to the 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.



GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.

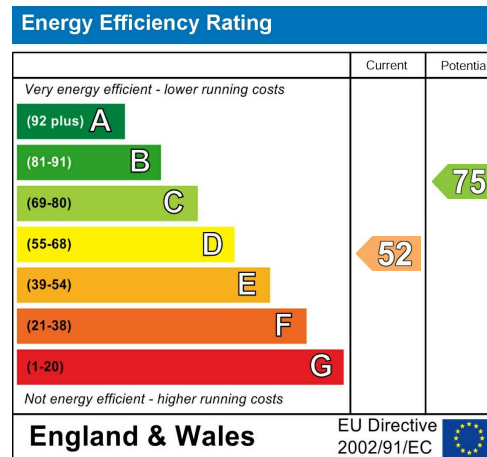
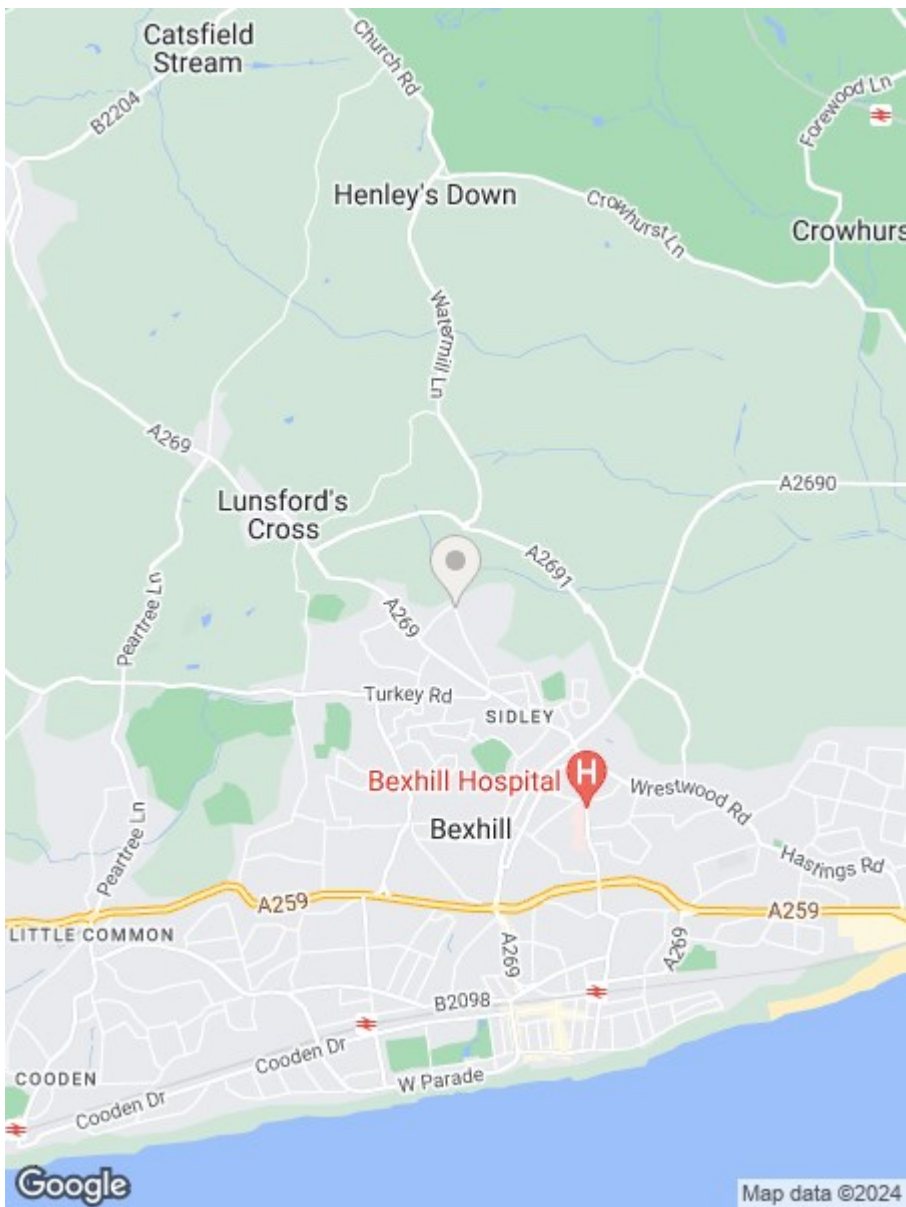
1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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.

Made with Metropix ©2023



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**