

**RUSH  
WITT &  
WILSON**



**2 Roundacres Way, Bexhill-On-Sea, East Sussex TN40 2QE**  
**Guide Price £449,950**

**A stunning three bedroom detached house with double garage, presented to an exceptional standard by current vendors. The property comprises two reception rooms, beautiful modern kitchen and bathroom, gas central heating system, double glazed windows and doors, downstairs cloakroom, corner plot with neatly kept private gardens, views over adjoining countryside to the rear. viewing comes highly recommended by RWW sole agents.**



### **Entrance Hallway**

With composite entrance door and glazed windows to the front elevation, single radiator, under stairs storage area, built in cloaks cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, mosaic tiled splashbacks, single radiator, obscure glass window overlooks the side elevation.

### **Living Room**

16'8 x 11'5 (5.08m x 3.48m)

Windows overlook both the front and side elevations.

### **Dining Room**

11'1 x 10'10 (3.38m x 3.30m)

Window to the rear elevation, single radiator, bar with solid wood block worktop and shelving.

### **Kitchen**

13'6 x 9'7 (4.11m x 2.92m)

Beautiful fitted kitchen comprising a range of base and wall units with pan drawers and solid wood block worktops, plumbing for washing machine, plumbing for dishwasher, composite one and half bowl single drainer sink unit with mixer tap, window overlooks the rear elevation, tiled splashbacks, double radiator, space for an American style fridge/freezer, space for range cooker with extractor canopy and light, French doors lead out onto the beautiful decked area, wood flooring.

### **First Floor Landing**

Two window to the front elevation, single radiator, airing cupboard with slatted shelving.

### **Bedroom One**

15'9 x 11'5 (4.80m x 3.48m)

Windows to front, side and rear elevations with far reaching views over the adjoining countryside, two single radiators.

### **Bedroom Two**

13'3 x 9'7 (4.04m x 2.92m)

Window to the rear elevation with spectacular views over the adjoining countryside, single radiator, built in wardrobe cupboards.

### **Bedroom Three**

8'5 x 6'8 (2.57m x 2.03m)

Window overlooks the rear elevation with open countryside views, built in wardrobe cupboards, overhead storage cupboard, single radiator.

### **Bathroom**

Modern suite comprising wc with low level flush, pedestal wash hand basin, double ended bath with wall mounted electric shower unit, controls and showerhead, shower screen, chrome heated towel rail, obscured glass window to the side elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with flower and shrub beds, extensive driveway offering off road parking for multiple vehicles leads to two single garages, side access.

#### **Double Garages, Two Single Garages**

Both with up and over doors, personal doors to the side, power and light, windows to the side and rear elevations.

#### **Rear & Side Gardens**

Mainly laid to lawn, all enclosed with fencing to all sides, raised decked area for alfresco dining, outside water tap.

#### **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.





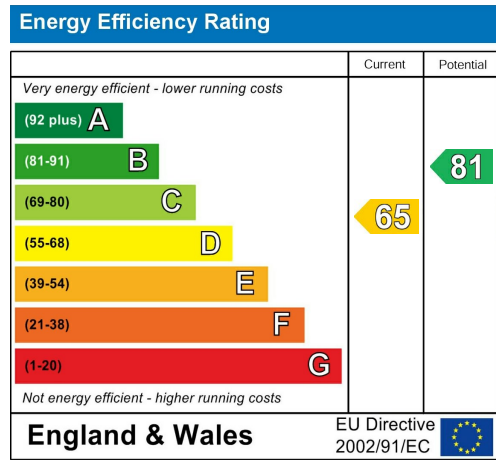
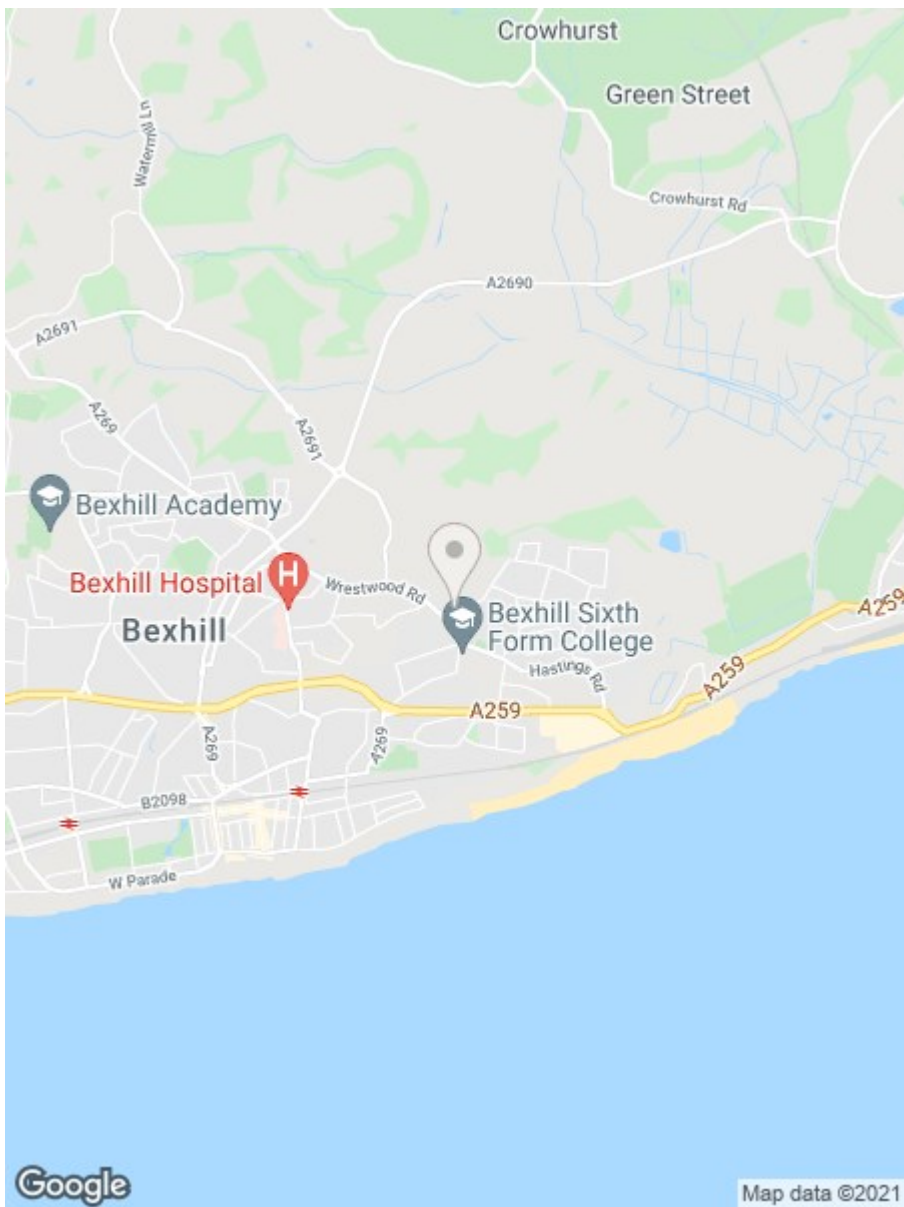
GROUND FLOOR  
APPROX. FLOOR  
AREA 894 SQ.FT.  
(83.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 561 SQ.FT.  
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1455 SQ.FT. (135.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**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**