

**RUSH  
WITT &  
WILSON**



**1 Colwall Gardens, Bexhill-On-Sea, East Sussex TN39 3FB  
£680,000**

**A rare opportunity to acquire this exceptionally well presented and deceptively spacious three bedroom detached bungalow, ideally tucked away in this quiet sought after location of Cooden. Presented to an impeccable standard throughout and offering bright and well proportioned accommodation, the property comprises lounge, modern fitted kitchen/diner, three double bedrooms with the master bedroom further benefiting from en-suite wet room and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers low maintenance gardens to the rear and side of the property, driveway, providing off road parking for multiple vehicles leading to a double garage. Ideally situated in this private and secluded close of west Bexhill with close and easy access to the beach, Collington station and still only a short walk to Bexhill town centre. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow in this highly convenient location.**



### **Entrance Hall**

Obscured double glazed front door with double glazed side light window leading to entrance hall, radiator, security alarm system, access to loft space, internal door with access to garage.

### **Lounge**

16'9" x 16'0" (5.13 x 4.89)

Set of double glazed French doors, two double glazed single doors and double glazed windows all with access to the rear garden, radiator, feature fireplace with fitted gas fire.

### **Kitchen/Diner**

18'11" x 12'5" (5.78 x 3.80)

Double glazed windows to the rear elevation, overlooking the rear garden, double glazed windows and French doors to the side elevation giving access onto the side garden, two radiator, modern fitted kitchen with a range of matching wall and base level units with solid granite worktop surfaces, integrated electric oven, worktop mounted induction hobs with glass splashbacks and extractor hood above, integrated dishwasher, inset stainless steel bowl and half sink with worktop drainer and mixer tap, space for American style fridge/freezer, integrated washing machine, tiled floor, recessed ceiling spotlights.

### **Master Bedroom**

18'10" x 15'8" (5.75 x 4.78)

Double glazed window to the front elevation, double glazed windows and French doors to the side elevation giving access onto the side garden patio, radiator, two built in double wardrobes with hanging space and shelving, door leading to en-suite wet room.

### **En-Suite Wet Room**

Obscured double glazed window to the side elevation, heated chrome towel rail, large walk in shower cubicle with wall mounted shower controls and shower attachment, low level wc with concealed cistern, his and her wash hand basins with mixer taps, tiled walls and tiled floor, recessed ceiling spotlights, extractor fan.

### **Bedroom Two**

13'11" x 10'9" (4.26 x 3.30)

Double glazed window to the side elevation, radiator.

### **Bedroom Three**

13'11" x 8'5" (4.25 x 2.57)

Double glazed window to the side elevation, radiator.

### **Bathroom**

Heated chrome towel rail, modern suite comprising panelled enclosed P-bath with mixer tap and shower attachment, built in vanity unit with wash hand basin, mixer tap, low level wc with concealed cistern, fully tiled walls and tiled floor, recessed ceiling spotlights, extractor fan.

### **Double Garage**

17'3" x 16'5" (5.28 x 5.02)

With electric roller door, light, power, fitted cupboard units, wall mounted gas central heating boiler, electric consumer unit.

### **Outside**

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

Blocked paved patio which leads down to the side garden, the rest of the garden is mainly laid to lawn, with mature plant, shrub and hedge borders, outside power points, outside lighting, the garden then wraps around to the side garden with blocked paved sun patio, the rest being mainly laid to lawn, gated access down one side of the property leading to the front.

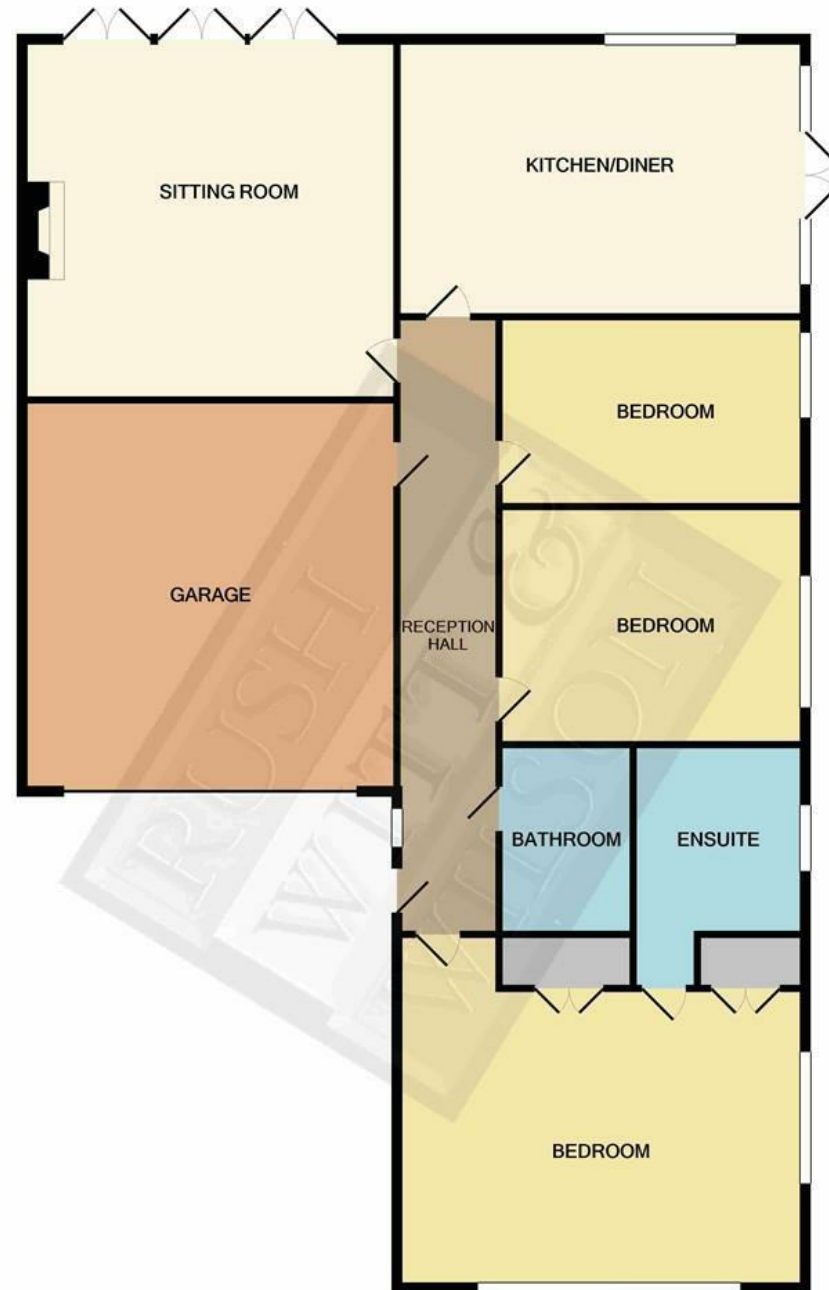
#### **Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles leading to the double garage.

#### **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.

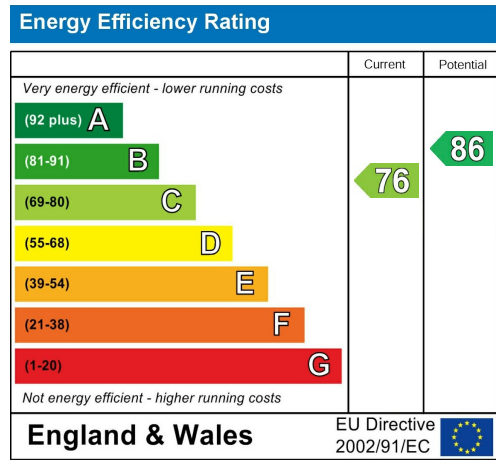




TOTAL APPROX. FLOOR AREA 1601 SQ.FT. (148.7 SQ.M.)

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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