

**RUSH  
WITT &  
WILSON**



**4 Ravens Close, Bexhill-On-Sea, East Sussex TN39 4TG  
£695,000**

Rush, Witt & Wilson are delighted to welcome to the market this deceptively spacious three bedroom detached bungalow ideally tucked away on this generous and extensive corner plot in this quiet and sought after cul-de-sac location of West Bexhill. Offering bright and spacious accommodation throughout, the property comprises lounge, kitchen/breakfast room, separate dining room, three double bedrooms with the master bedroom benefiting from a large en-suite shower room, family bathroom and separate w.c. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally, the property boasts a large stunning rear garden that has been beautifully maintained with extensive mature, plant, shrubs and trees and further benefits from its own small woodland area. Whilst to the front of the property there is a driveway providing off road parking for multiple vehicles leading to the single garage and a front garden. Conveniently situated in this highly sought after location within easy access to Little Common Village with its range of amenities and still only a short walk to Cooden Beach with the popular and Cooden Beach Hotel and mainline railway station providing direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill, to appreciate this stunning detached property in this highly desired location.



### **Front Door**

Double glazed front door leading to:

### **Large Entrance Porch**

9'2" x 5'10" (2.80m x 1.78m )

Double glazed window to front elevation, open archway leading to:

### **Entrance Hall**

Radiator, airing cupboard housing hot water cylinder.

### **Lounge**

23'7" x 13'2" (7.20m x 4.02m )

Double glazed sliding patio doors giving access onto the rear garden with a double glazed window to the side elevation, four radiators, set of glass double doors leading through to the dining room, bespoke fitted storage cupboard with a range of fitted shelving, feature fireplace with fitted gas fire.

### **Dining Room**

12'0" x 11'6" (3.66m x 3.51m )

Double glazed windows to the rear and side elevations with a double glazed door giving access onto the rear garden, two radiators, set of glass panelled double doors leading back through to the lounge and an open archway leading through to the kitchen/breakfast room.

### **Kitchen/Breakfast Room**

12'4" x 11'5" (3.77m x 3.50m )

Double glazed window to side elevation, obscure double glazed door giving access to the side of the property, radiator. Fitted kitchen with a range of matching wall and base level units with laminate worktop surfaces, integrated electric eye level double oven and grill, worktop mounted gas hob with fitted extractor hood above, integrated washer/dryer, stainless steel bowl and half sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer. Tiled walls and floor.

### **Inner Hallway**

Access to loft space, large double cloak cupboard with hanging space, shelving and storage cupboards and additional large storage cupboard with slatted shelving and ample storage space with storage cupboard above.

### **Bedroom One**

13'5" x 12'0" (4.09m x 3.66m )

Double glazed window to rear elevation overlooking the stunning rear garden, radiator, door with access to en-suite.

### **En-Suite**

Double glazed window to side elevation, two heated chrome towel rails. White suite comprising low level w.c., bidet with mixer tap, pedestal mounted wash hand basin and large walk-in shower cubicle with wall mounted shower controls system with water jet spray, hand held shower attachment and rain effect shower head, fully tiled walls, extractor fan.

### **Bedroom Two**

11'11" x 8'11" (3.65m x 2.73m )

Double glazed window to front elevation, radiator.

### **Bedroom Three**

11'11" x 9'0" (3.65m x 2.75m )

Double glazed window to front elevation, radiator.

### **Family Bathroom**

Obscure double glazed window to side elevation, radiator. White suite comprising panel enclosed corner bath with mixer tap and shower attachment and corner bath seat, low level w.c. and pedestal mounted wash hand basin, fully tiled walls and floor.

### **Separate WC**

Obscured internal window, low level w.c., wall mounted wash hand basin, fully tiled walls and floor, extractor fan, corner mounted bathroom cabinet.

### **Outside**

#### **Rear Garden**

Substantial rear garden conveniently situated on this generous corner plot with sun patio and the rest of the garden is mainly laid to lawn with extensive and mature plant, shrubs and trees. Timber summer house, garden pond with water feature and the garden further extends into the far corner with a mini woodland area. Gated access down both sides of the property leading to the front and to one side there is side access into the garage whilst to the other side of the property where the patio extends with wide gated side access leading to the front. To this side we have a greenhouse, large timber garden shed and smaller timber garden storage shed.

### **Garage**

20'6" x 8'2" (6.26m x 2.50m )

Electric roller door, light, power, window and door to side elevation, electric meter, electric consumer unit, gas meter, gas central heating combination boiler. Plumbing space for washing machine,

### **Front Garden**

Block paved driveway providing off road parking for multiple vehicles leading to the single garage. The front garden is mainly laid to lawn with some mature plants and shrubs.

### **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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