

**RUSH
WITT &
WILSON**



**3 Drayton Rise, Bexhill-On-Sea, Sussex TN39 3TH
£550,000**

A rare opportunity to acquire this two/three bedroom detached bungalow with extensive gardens ideally located within easy walking distance of Little Common Village. Offering bright and spacious accommodation and presented to a high standard throughout, the property comprises a 22ft triple aspect lounge, separate dining room/third bedroom, fitted kitchen, conservatory, two double bedrooms and a bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts stunning private and secluded side and rear gardens with extensive and mature plants and shrubs, a low maintenance front garden and a driveway providing off road parking for multiple vehicles leading to a single garage. The property is beautifully situated on an extensive corner plot of a quiet and sought after cul-de-sac location in West Bexhill, with easy access to Little Common Village. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow offered with NO ONWARD CHAIN.



Entrance Hall

Obscured double glazed leaded light front door with obscured double glazed leaded light sidelight windows leading to entrance hall with radiator, large storage cupboard with fitted shelving, airing cupboard housing the hot water cylinder with slatted shelving, access to loft space.

Lounge

22'1" x 14'5" (6.75 x 4.4)

Triple aspect double glazed windows to the front and both side elevations, two radiators, feature fireplace with fitted gas fire, wall mounted up-lighters.

Kitchen

14'9" x 8'9" (4.51 x 2.69)

Double glazed window to the rear elevation overlooking the rear garden, glassed panelled stable door to the side elevation giving access to covered side access, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll top worktop surfaces, integrated eye level electric double oven and grill, worktop mounted electric hob with fitted extractor hood above, plumbing space for washing machine, composite bowl and half sink with drainer and mixer tap, under counter space for fridge, under counter space for freezer, part tiled walls, tiled floor.

Dining Room

7'3" x 11'1" (2.23 x 3.38)

Double glazed French doors giving access onto the conservatory, radiator.

Conservatory

10'2" x 9'0" (3.10 x 2.75)

Triple aspect double glazed windows to both sides and rear elevations all overlooking the stunning rear garden, set of double glazed French doors giving access onto the garden, radiator, tiled floor.

Bedroom One

13'11" x 11'0" (4.26 x 3.37)

Double glazed window to the rear elevation overlooking the rear garden, radiator, large range of fitted wardrobes with mirrored sliding doors, comprising hanging space, shelving and drawer units.

Bedroom Two

12'10" x 9'11" (3.92 x 3.03)

Double glazed window to the front elevation, radiator, fitted wardrobes with mirrored sliding doors comprising hanging space, shelving and drawer units.

Bathroom

Obscured double glazed windows to the rear elevation, radiator, heated chrome towel rail, white suite comprising panelled enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin with mixer tap, low level wc, walk in corner shower cubicle with wall mounted electric power shower and shower attachment, fully tiled walls, tiled floor, ceiling mounted spotlights.

Externals

Front Garden

Low maintenance front garden laid with shingle and patio, with mature plants and shrubs, large blocked paved driveway providing off road parking for multiple vehicles leading to the single garage. Door providing access to a covered walkway leading through to the rear garden.

Rear & Side Garden

Beautifully maintained and extensive gardens to the rear and side of the property, the rear garden is mainly laid to lawn, side garden is mainly patio laid. The gardens boast lots of extensive and mature plants, shrubs and hedges, two greenhouses, timber garden shed, additional raised patio areas, timber summerhouse, rear door giving access to covered walkway that leads back through to the front of the property.

Covered Walkway

Side stable door giving access into kitchen, doors giving access to both the front and rear of the property, obscured glass panelled side door giving access into the garage.

Garage

17'4" x 8'2" (5.30 x 2.50)

With up and over door, light, power, single glazed window to the rear elevation.

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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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**