

**RUSH
WITT &
WILSON**



**3 Robin Hill, Bexhill on Sea, East Sussex TN39 4QS
£499,950**

This immaculately presented modern detached home comprises four bedrooms, master bedroom with en-suite, family bathroom with modern white suite, separate sitting and dining rooms. The property also includes a study, fitted kitchen, utility room, cloakroom and double glazed conservatory. Internal benefits include gas fired central heating and double glazing whilst externally the property boasts attractive rear and side gardens with double garage and additional off road parking. Viewing comes highly recommended by RWW Sole Agents.



Hallway

Stairs to first floor, radiator, built-in cupboard.

Cloakroom

Front aspect double glazed leaded light window. Suite comprising low level WC, wall mounted wash hand basin with tiled splashback, radiator.

Sitting Room

16'0" x 12'7" (4.88 x 3.86)

Double glazed window, radiator, feature fireplace in ornamental surround. Arch to:

Dining Room

9'8" x 8'11" (2.97 x 2.74)

Rear aspect double glazed window, radiator.

Kitchen

17'8" x 9'8" (5.41 x 2.97)

Fitted kitchen comprising range of eye and base level units with roll top work surfaces and under unit lighting, built-in oven, hob and microwave with extractor fan above hob. Space for freestanding fridge/freezer, plumbing and space for dishwasher, built-in stainless steel sink unit, breakfast bar, part tiled walls, laminate flooring and ceiling mounted strip spotlights.

Utility Room

Part glazed door leading to side of property, built-in stainless steel sink unit with cupboard under, plumbing and space for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, part tiled walls, radiator, laminate floor.

Conservatory

14'2" x 12'2" (4.32 x 3.73)

Double glazed, radiator, double doors leading to rear garden, wall mounted spotlights.

Study

11'3" x 8'7" (3.45 x 2.64)

Side and front aspect double glazed leaded light windows, radiator. Ceiling mounted spotlight.

First Floor Landing

Side access double glazed leaded light window, access to loft, ceiling mounted spotlights, built-in airing cupboard housing tank and shelving.

Bedroom One

13'1" x 10'0" (4.01 x 3.05)

Two rear aspect double glazed windows, radiator, built-in wardrobe.

En Suite

Double glazed leaded light frosted window. White suite comprising a low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath, fully enclosed and tiled shower cubicle with integral shower, radiator, part tiled walls, extractor fan, ceiling mounted spotlights.

Bedroom Two

12'7" x 8'11" (3.86 x 2.72)

Front aspect double glazed leaded light window, radiator and two built-in wardrobes.

Bedroom Three

9'10" x 9'8" (3.02 x 2.97)

Rear aspect double glazed window, radiator, built-in wardrobe cupboard, coved ceiling.

Bedroom Four

11'3" x 8'0" (3.45 x 2.44)

Front aspect double glazed leaded light window, radiator.

Bathroom

Front aspect double glazed leaded light frosted window. White suite comprising low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, electric shower and shower screen, part tiled walls, radiator, ceiling mounted spotlight and extractor fan.

Outside

Rear Garden

Decked patio area leading to lawned area with flower and shrub borders. Boundaries marked by panel enclosed fencing.

Front Garden

Lawned area and driveway leading to:

Side Garden

Additional decked area with raised flower and shrub borders, trellis work, timber garden shed, timber garden store and greenhouse. Outside light, outside tap, and power. Side access to front of property.

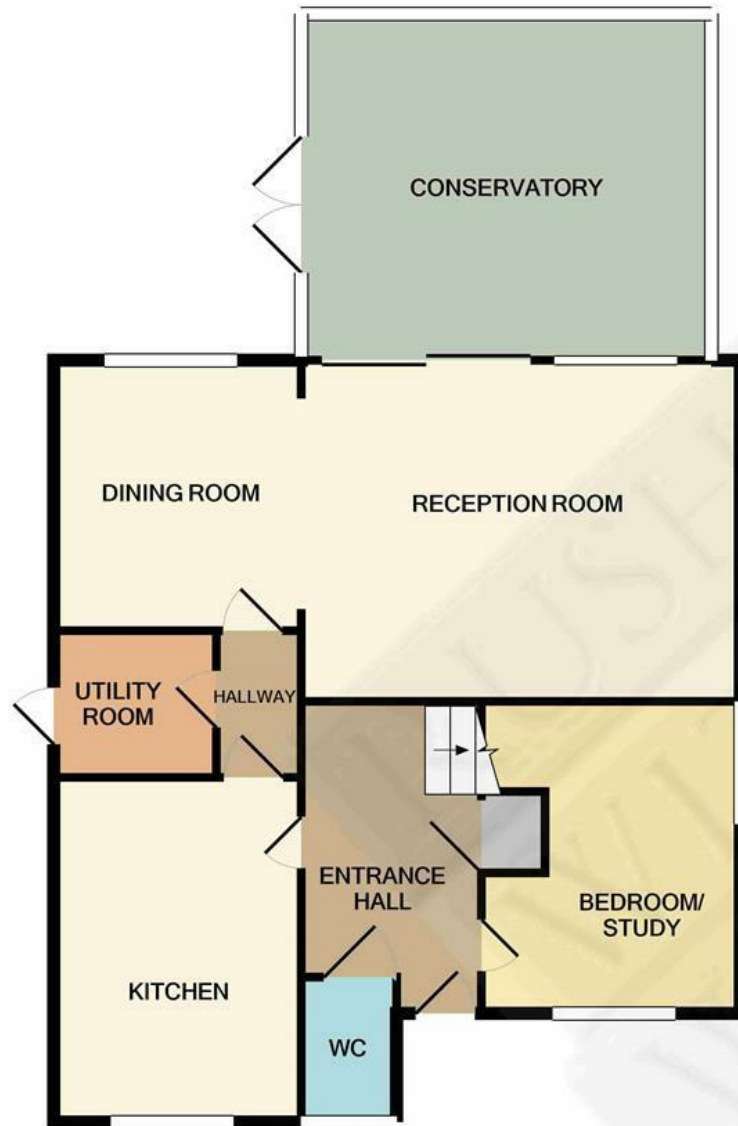
Double Garage

Access via up and over door, power, light and additional side access door

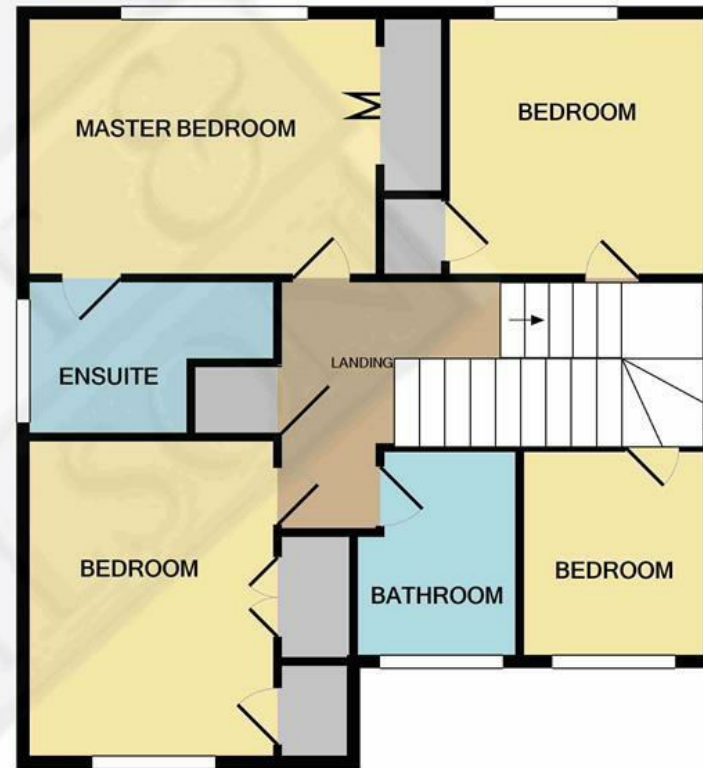
Agents Note

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 865 SQ.FT.
(80.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1526 SQ.FT. (141.8 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



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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