

**RUSH
WITT &
WILSON**



**15 Tangmere Close, Bexhill-On-Sea, East Sussex TN39 3SL
£545,000**

A stunning four bedroom detached family house, refurbished and presented to an exceptional standard, with original parquet flooring to the ground floor, beautiful open plan living with inter-connecting living room, bespoke contemporary kitchen, family room with bi-folding doors overlooking the rear garden, downstairs cloakroom, utility room, wood-burning stove in main living room area, gas central heating system - complete with beautiful roll-top radiators, double glazed window and doors, single garage, off road parking, additional brick built outbuilding to the rear of office/ studio, additional work space, beautiful private front and landscaped rear gardens. Viewing comes highly recommended by RWW.



Entrance Hall

With entrance door and two obscured glass windows to the front elevation, parquet flooring, roll top radiator, under stairs coats cupboard.

Cloak Room

Contemporary wc with concealed cistern, wall mounted wash hand basin with tiled splashback, chrome heated towel rail, tiled floor.

Living Room Area

12'5 x 25'7 (3.78m x 7.80m)

Bay window to front elevation, parquet flooring, inset contemporary wood burning stove, two roll top radiator.

Kitchen Area

17'9 x 13'5 (5.41m x 4.09m)

Window to the rear elevation, stunning contemporary kitchen comprising a range of high gloss finish, handleless, base and wall units with granite style worktops, wine cooler, NEF double oven and grill, built in fridge and freezer, contemporary sink unit with one and half bowl single drainer, instant hot and cold taps, mixer tap, tiled floor, NEF gas hob with matching granite effect splashback, extractor canopy and light, built in dishwasher.

Family Room

17'6 x 12'8 (5.33m x 3.86m)

Bi-folding doors lead out to rear garden, large sky lantern, two vertical roll top radiator, tiled floor.

Utility Room

8'9 x 7'6 (2.67m x 2.29m)

Obscure glass window to rear elevation with door, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating and domestic hot water boiler complete with water tank, space for further white goods, door to garage.

First Floor Landing

Obscure glass window to side elevation, built in linen cupboard, access to roof space.

Bedroom One

14'2 x 10'9 (4.32m x 3.28m)

Bay window to front elevation, roll top radiator.

Bedroom Two

11'2 x 10'9 (3.40m x 3.28m)

Window to rear elevation, roll top radiator.

Bedroom Three

12'3 x 6'9 (3.73m x 2.06m)

Window to front elevation, roll top radiator.

Bedroom Four

10'5 x 9'2 (3.18m x 2.79m)

Window to rear elevation, roll top radiator.

Family Bathroom

Contemporary suite comprising panelled bath with chrome controls, fixed chrome shower head, hand shower attachment and shower screen, wc with low level flush, wide contemporary wash hand basin with vanity drawer beneath, chrome heated towel rail, tiled floor and tiled walls, obscured glass window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with well established shrubbery, off road parking available on brick paved driveway that leads to the garage, all enclosed with fencing and shrubbery.

Garage

Single garage with double opening doors, power and light.

Rear Garden

Beautifully landscaped, mainly laid to lawn with various patio areas for alfresco dining, all enclosed with fencing to all sides, newly planted flower and shrub beds, outside water tap, bin storage area, brick built out building.

Brick Built Out Building

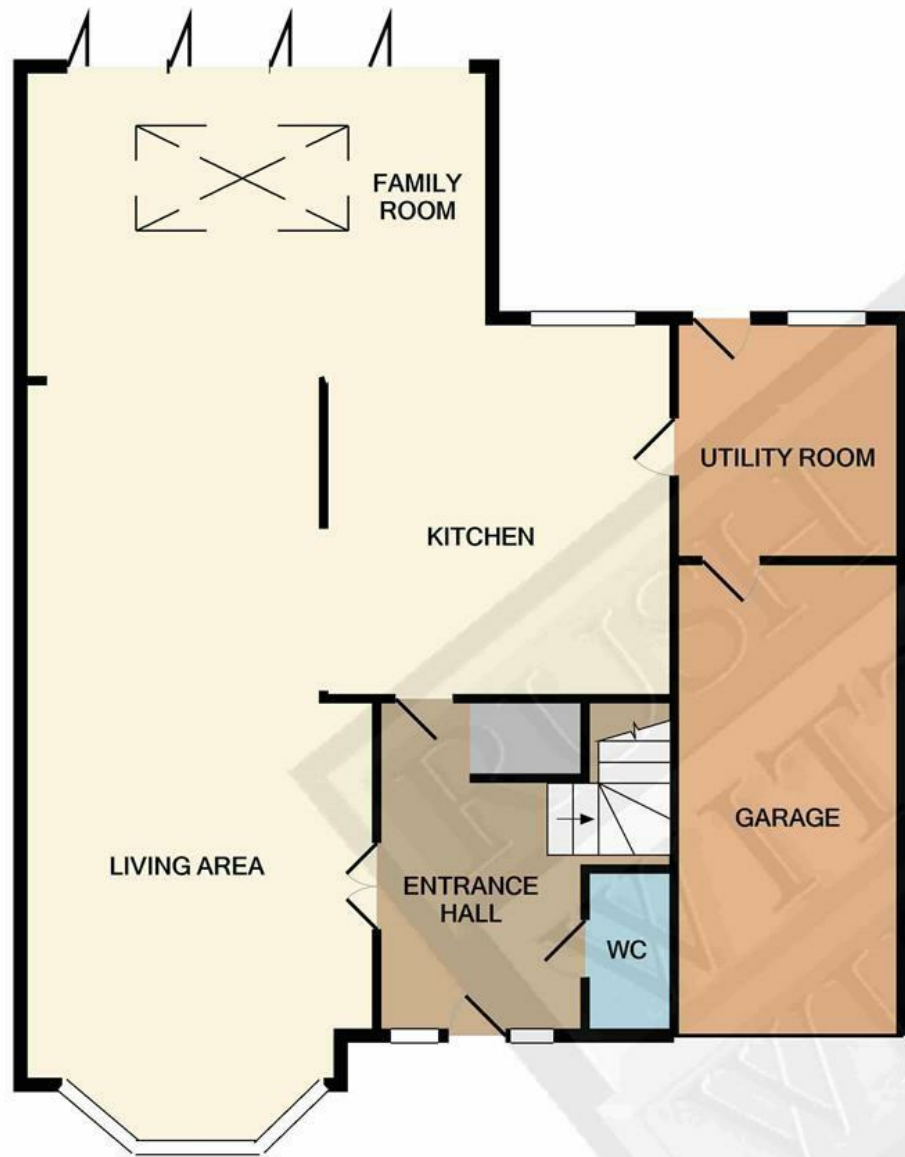
18'x 8'2 (5.49mx 2.49m)

Window to rear elevation, door to side, power and light, an excellent storage area with potential to convert into home office/studio.

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.





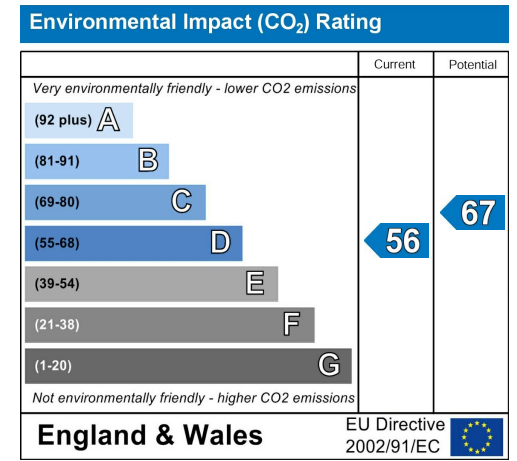
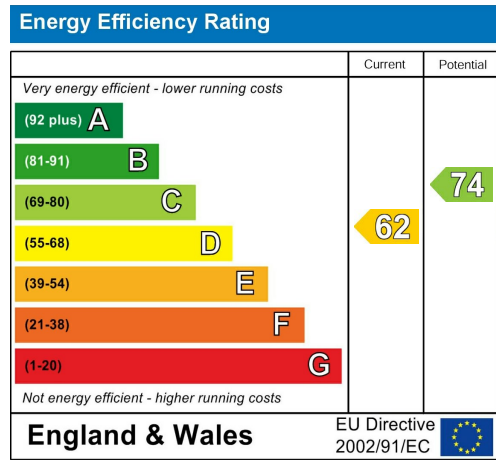
GROUND FLOOR
APPROX. FLOOR
AREA 936 SQ.FT.
(87.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1533 SQ.FT. (142.4 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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