

**RUSH  
WITT &  
WILSON**



**9 Mansell Close, Bexhill-On-Sea, East Sussex TN39 4XA  
£535,000**

**A stunning three bedroom detached bungalow with detached garage ideally situated within close and easy walking distance of Little Common Village. The property has been refurbished and presented to a high standard throughout offering modern living accommodation, gas central heating system, en-suite bathroom to master bedroom, Family bathroom, double glazed windows and doors, large entrance porch, private front and rear gardens. Situated close to Little Common Village with its excellent range of shopping facilities and services, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

Windows to both front and side elevations, shelving and entrance door.

**Entrance Hallway**

Built in cloaks cupboard and additional storage cupboard.

**Living/ Kitchen/ Dining Room**

22'8 x 22'10 (6.91m x 6.96m)

Window to the front elevation, door to side, living area has a wood burning stove, dining area, two double radiators, brand new kitchen with bespoke base and wall units with quartz worktops, single drainer composite sink unit with mixer tap, built in dishwasher, induction hob with stainless steel and glass extractor canopy with light, integrated oven and grill, built in fridge and freezer.

**Inner Hallway**

Additional storage cupboard.

**Bedroom One**

13'7 x 10'10 (4.14m x 3.30m)

Window to the rear elevation, double radiator.

**En-Suite Bathroom**

Comprising shower/bath with chrome hand shower attachment, fixing and shower screen, chrome heated towel rail, wc with low level flush, wall mounted wash and basin with splashback, vanity unit beneath, obscure glass window to the rear elevation.

**Bedroom Two**

10'6 x 10'10 (3.20m x 3.30m)

Window to the front elevation, double radiator, built in wardrobe cupboards and over head storage.

**Bedroom Three**

8'2 x 9'2 (2.49m x 2.79m)

Window to the front elevation, double radiator.

**Bathroom**

Brand new suite comprising shower/bath with chrome controls, chrome showerhead and hand shower attachment, wc with low level flush, wall mounted heated chrome towel rail, wash hand basin with splashbacks and vanity units beneath, obscure glass window overlooks the rear elevation.

**Outside****Front Garden**

Mainly laid to lawn with patio pathways leading to the front and side entrances, extensive off road parking is to be found on a bricked paved driveway to the side.

**Rear Garden**

Southerly facing rear garden, mainly laid to lawn with patio area for alfresco dining, enclosed to all sides with fencing offering privacy and seclusion, outside water tap.

**Detached Garage**

Detached single garage with pitched tiled roof, up and over metal door, personal door to side.

**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.



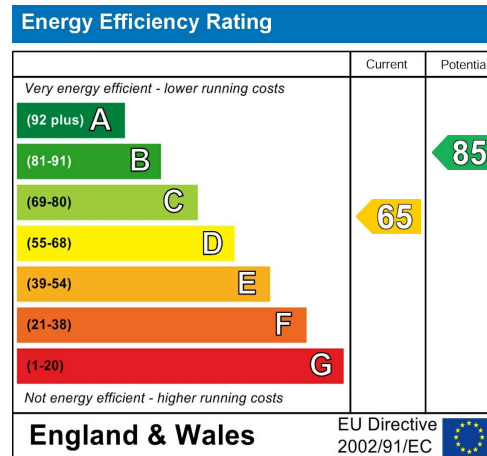
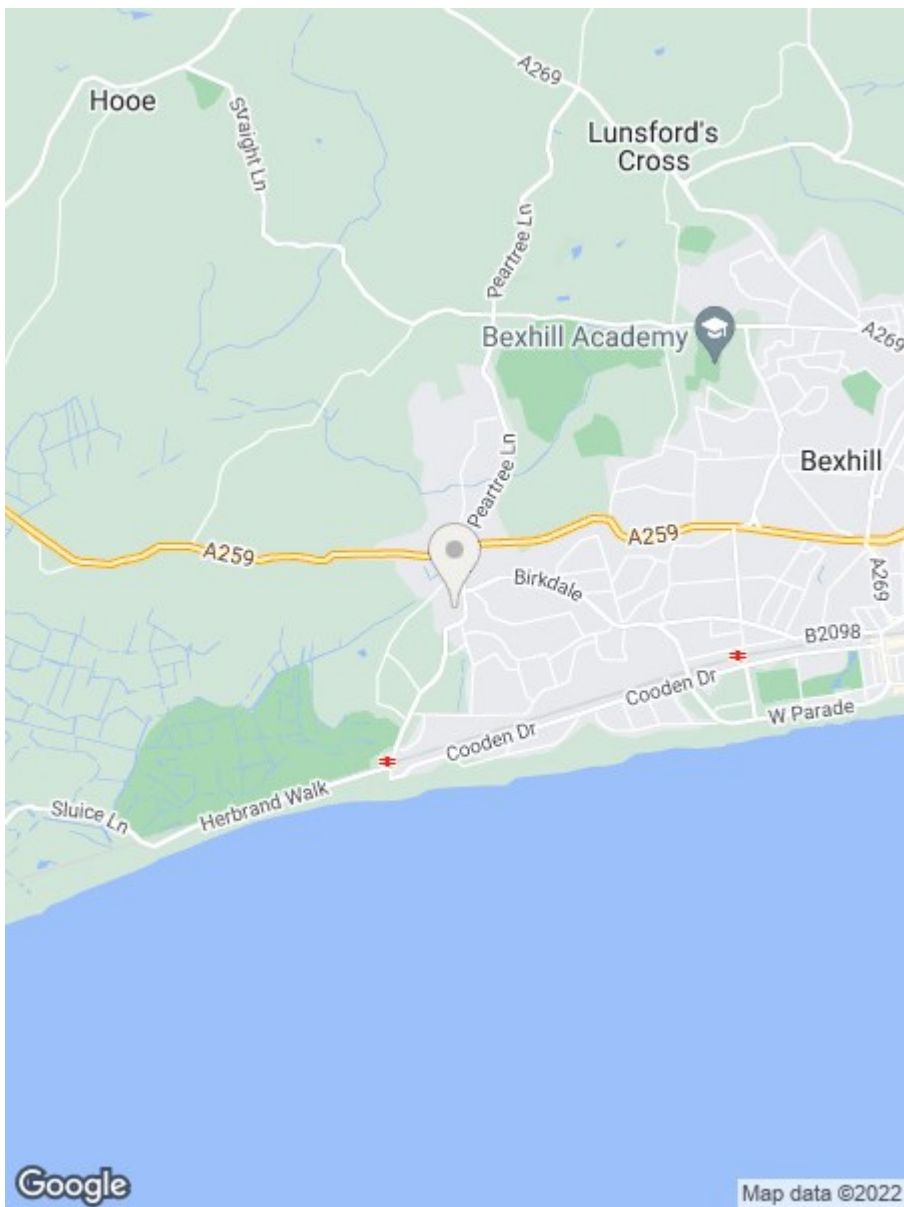
GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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