

**RUSH  
WITT &  
WILSON**



**15 Piltdown Close, Bexhill-On-Sea, East Sussex TN39 3XA  
£310,000**

**A beautifully presented three bedroom semi detached house, extensively refurbished and modernised by the current owners over a number of years, modern downstairs cloakroom suite, engineered oak flooring to the ground floor, gas central heating system, modern refitted kitchen, utility room, refitted bathroom suite, double glazed windows and doors, garage en-bloc, private front and rear gardens, situated in the highly sought after location of Collington, Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hallway**

With entrance door, obscured glass window to the front elevation, engineered oak flooring, single radiator, under stairs storage cupboard with additional under stairs space, built in cloaks cupboard.

### **Cloakroom**

Modern suite comprising wc with low level flush, wall mounted wash hand basin with vanity cupboard, tiled floor and walls, obscured glass window to side elevation.

### **Kitchen**

9'7 x 10'3 (2.92m x 3.12m)

Window to rear elevation, door to side, built in larder cupboard with window to side, modern fitted kitchen comprising a range of oak fronted base and wall units, laminate straight edge worktops, single drainer stainless sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, gas hob, extractor canopy with light, integrated Bosch oven and grill with additional Bosch oven and grill with matching microwave oven, tiled splashbacks, concealed lighting.

### **Lounge**

12'2 x 26'7 (3.71m x 8.10m)

Dual aspect with windows to both front and rear elevations, two double radiators, engineered oak flooring, dining area for table and chairs, wall mounted real flame electric fire, glass fronted with pebbles.

### **First Floor Landing**

With window to side elevation, access to roof space with fitted retractable ladder, built in airing cupboard.

### **Bedroom One**

12'3 x 10'7 (3.73m x 3.23m)

Window to front elevations, single radiator, built in wardrobe cupboards.

### **Bedroom Two**

12'8 x 9' (3.86m x 2.74m)

Window to rear elevation, single radiator, built in wardrobe cupboard.

### **Bedroom Three**

10'1 x 9'8 (3.07m x 2.95m)

Window to rear elevation, single radiator.

### **Bathroom**

Modern bathroom suite comprising panelled bath with wall mounted electric shower unit, controls and shower head, shower screen, wc with concealed cistern, inset wash hand basin with vanity unit beneath, obscured glass window to the front elevation, heated chrome towel rail, tiled floor and walls.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with post and rail fencing, some mature shrubbery, side access to the rear garden, hedging to one side.

#### **Rear Garden**

Patio area for alfresco dining, lawned area, mature shrubbery, outside water tap, side access.

#### **Garage En-Bloc**

With up and over door.

#### **Utility Room**

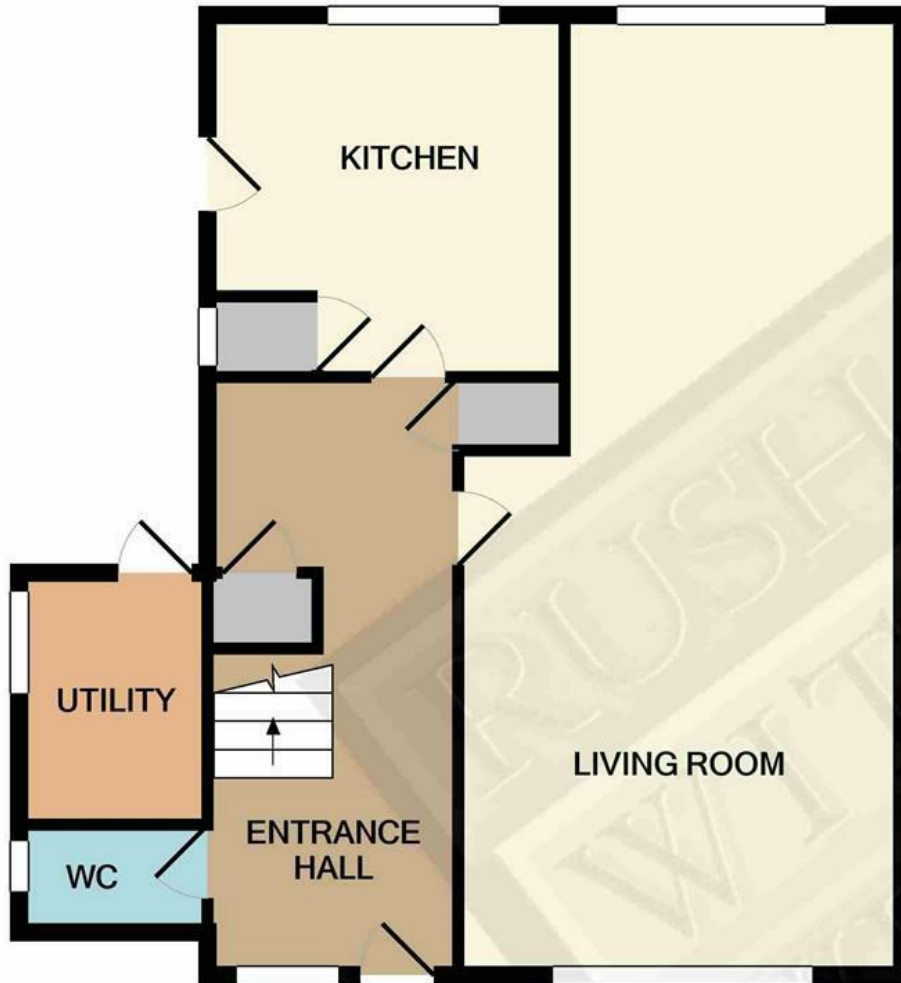
7'5 x 5'8 (2.26m x 1.73m)

Obscured glass window to side elevation, wall mounted gas central heating and domestic hot water boiler, space for additional appliance, shelving.

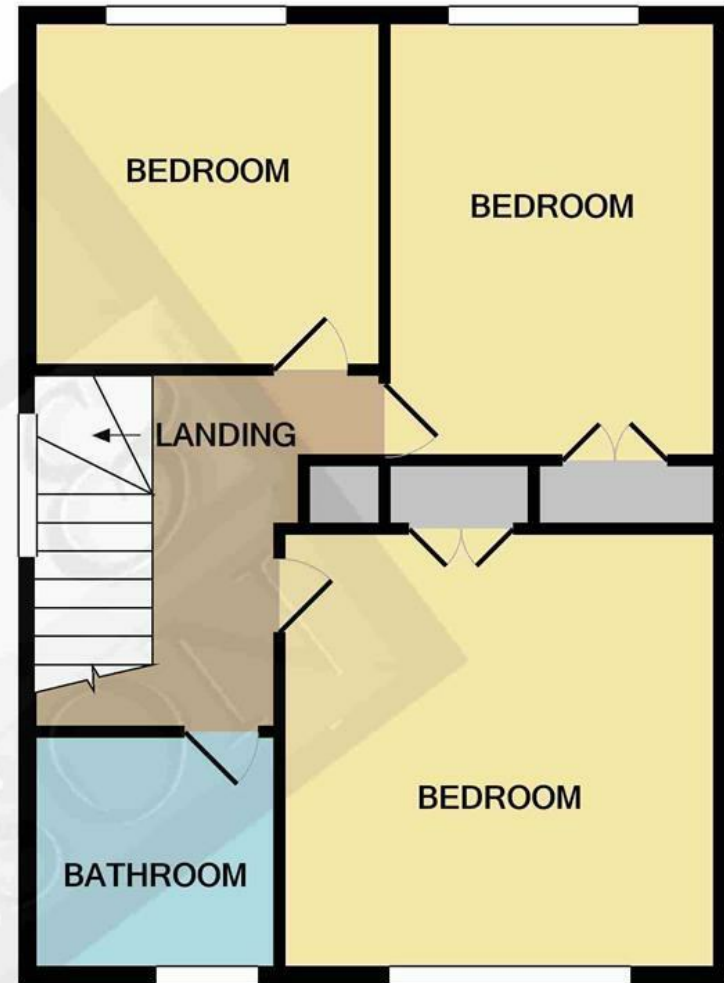
#### **Agents Note**

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.





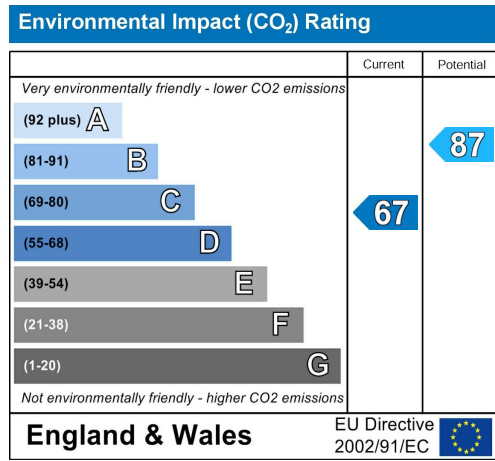
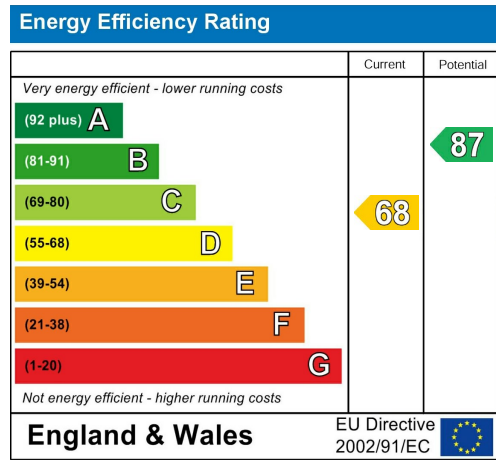
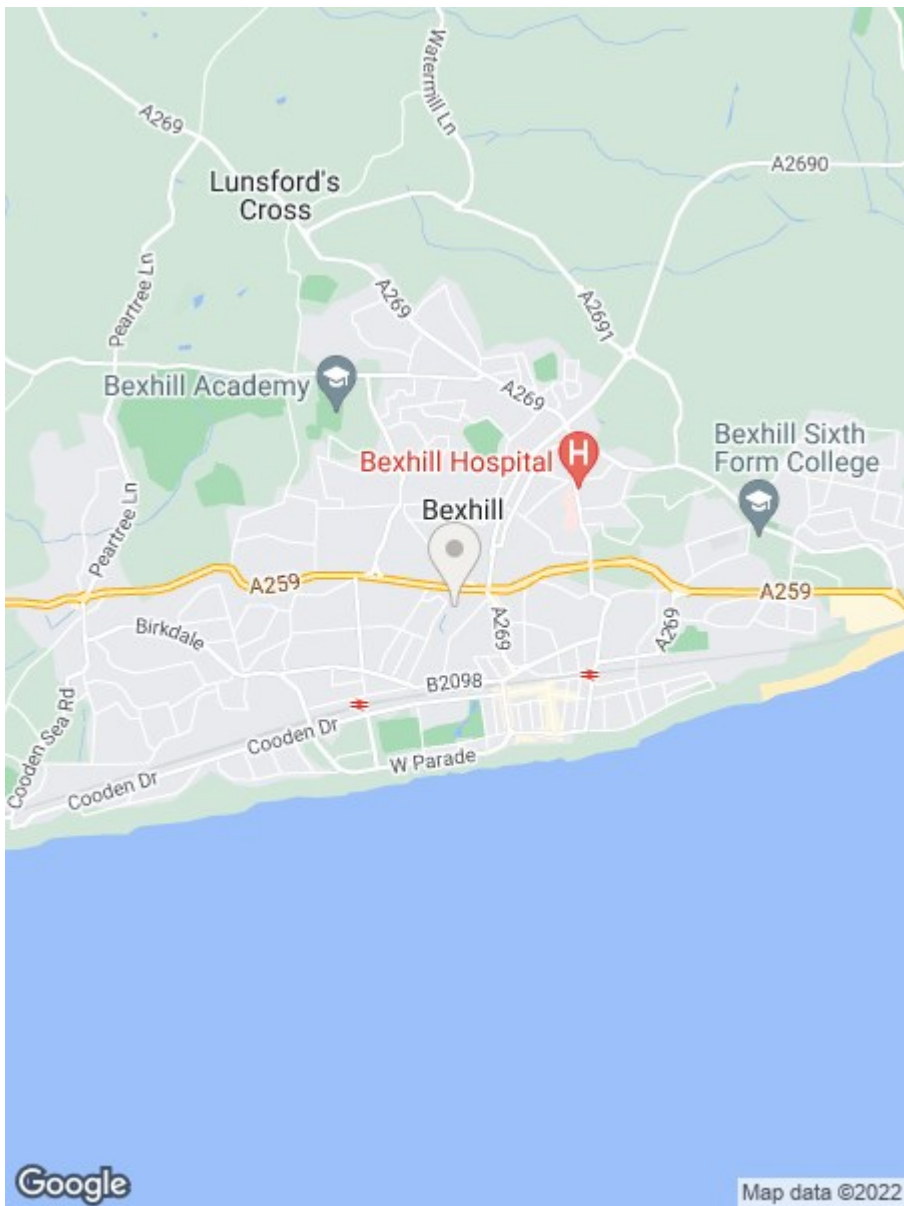
GROUND FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1009 SQ.FT. (93.7 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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