

**RUSH  
WITT &  
WILSON**



**1 Alfriston Close, Bexhill-On-Sea, East Sussex TN39 4NH  
£475,000**

**An immaculately presented, detached chalet bungalow which is bright and spacious with generous sized rooms. The accommodation includes four double bedrooms, with bedroom one enjoying an en-suite, a further two family bathrooms and a detached garage. There is an attractive front garden and the property is set on a corner plot with private south facing rear garden. The property also benefits from a gas central heating system, double glazed windows and doors. Set in this most sought-after location and is within walking distance of Little Common shops including a post office, Tesco Express, a doctors' surgery and dentist. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Hallway**

Entrance door, wrought iron balustrades, window to side elevation, wood effect flooring, single radiator, understairs storage cupboard and an additional airing cupboard with double radiator and slatted shelving.

### **Living Room**

18'4 x 12'6 (5.59m x 3.81m )

Window to side and front elevations with door leading to rear garden, two double radiators, beautiful ornate fireplace.

### **Kitchen**

13'4 x 11'2 (4.06m x 3.40m )

Windows to both rear and side elevations and door to the side of the house. Fitted kitchen comprising a range of base and wall units with under-cabinet lighting and laminate straight edge worktops, one and a half bowl sink unit with mixer tap, plumbing for washing machine/dishwasher, dual fuel cooker with extractor canopy above. There is also heating by electric Myson type fan unit in baseboard, tiled splash-backs, built-in fridge and freezer.

### **Bedroom One (With En-Suite Shower Room)**

15'2 x 12'2 (4.62m x 3.71m )

Window to the front elevation, double radiator.

En-Suite Shower Room: Suite comprising w.c. with low level flush, wall mounted wash hand basin, walk-in shower cubicle with chrome controls and chrome shower head, obscured glass window to side elevation, wall and floor tiling. Illuminated mirror, thermostatically controlled under-floor heating.

### **Bedroom Two**

14'9 x 12'2 (4.50m x 3.71m )

Window to the side elevation, double radiator, fitted wardrobe cupboards.

### **Family Bathroom**

Suite comprising modern L-Shaped bath with angled shower screen, fixed chrome shower fitting above, hand shower attachment, pedestal wash hand basin, w.c. with low level flush, tiled floor and walls, obscured glass window to the side elevation, chrome heated towel rail.

### **First Floor Landing**

Built-in storage cupboards and cupboard to the eaves.

### **Bedroom Three**

15'4 x 11'9 (4.67m x 3.58m )

Window overlooks the side elevation, single radiator, contemporary wash hand basin with mixer tap, electric shaver point and light and vanity unit beneath.

### **Bedroom Four**

10'9 x 10' (3.28m x 3.05m )

Window to the front elevation, double radiator.

### **Family Bathroom**

Suite comprising walk-in open shower with chrome controls and chrome shower head, wall mounted wash hand basin with vanity unit with shaver point and drawers beneath, velux window to the rear elevation, w.c. with low level flush, double ended bath, floor tiling with up-stands and thermostatically controlled under-floor heating.

### **Outside**

#### **Front Gardens**

The front gardens wrap around the property and are mainly laid to lawn with beautiful mature plants and shrubs of various kinds with pathways giving access to both sides of the property, pathway to the front entrance, outside courtesy lighting, paved off road parking, space for vehicles and additional driveway.

#### **Detached Single Garage**

With electric up and over door, power and light, personal door through to the side and window to rear elevation.

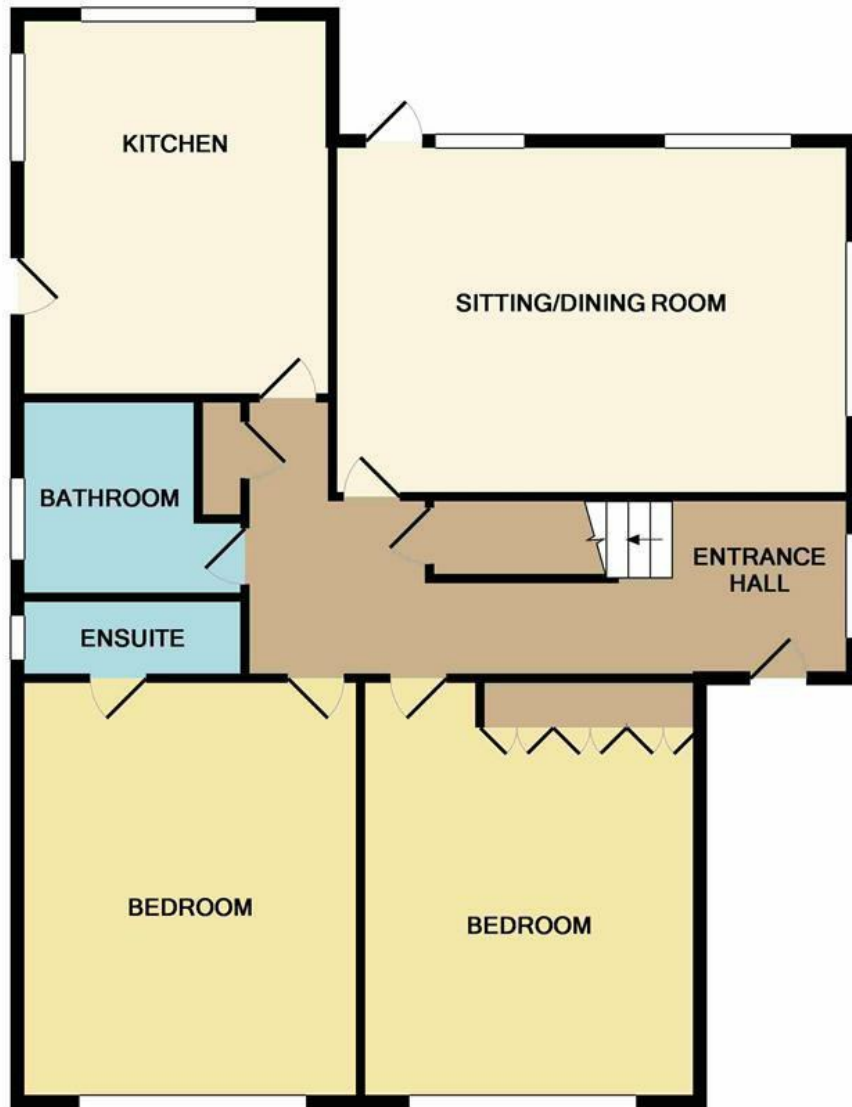
#### **Rear Garden**

South facing rear garden with a beautiful patio area and all enclosed with fencing offering privacy and seclusion, lawned area with well planted flower and shrub beds, sunny arbour with rose and climbing plants surrounding, side access to the front of the property.

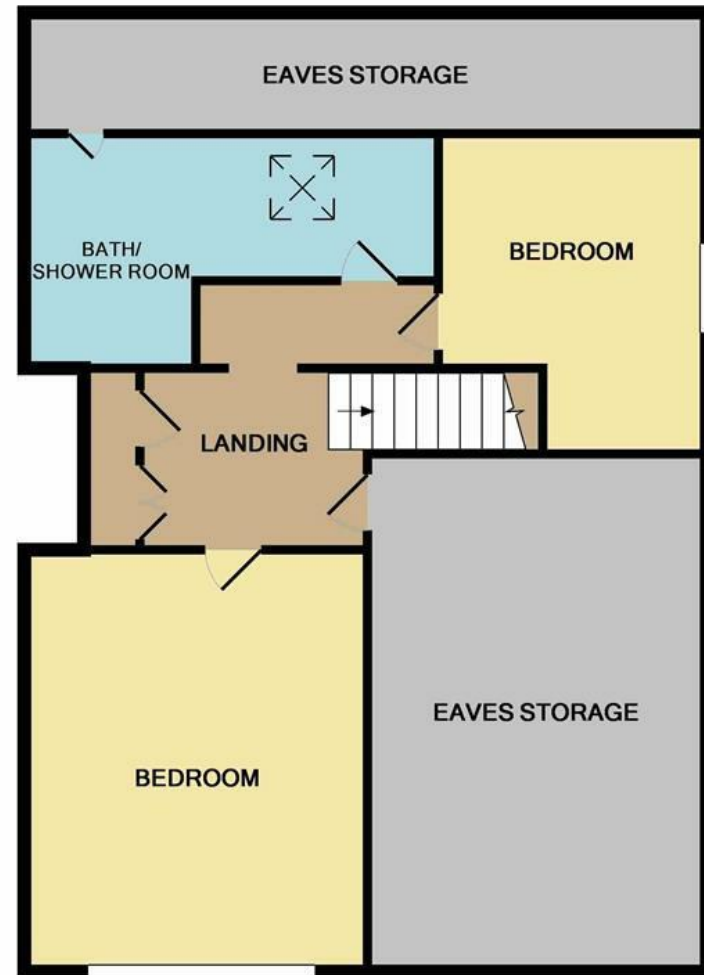
#### **Agents Note**

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.





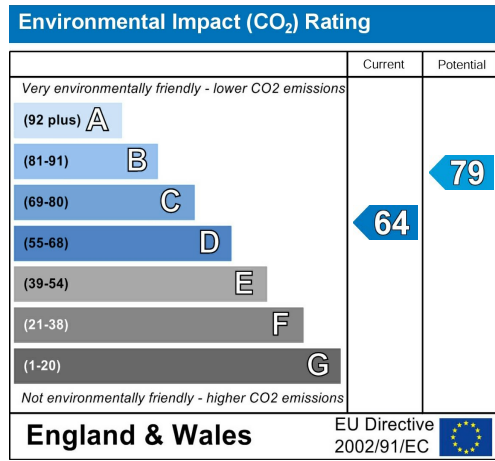
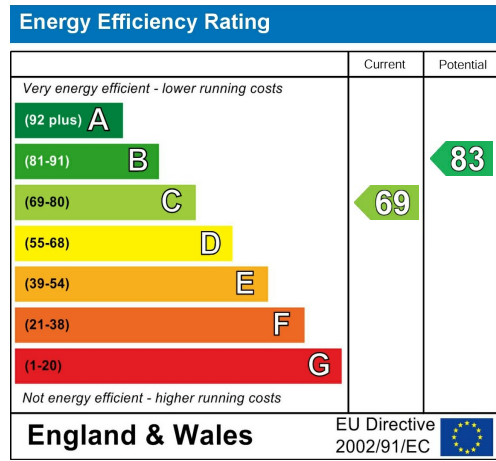
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 964 SQ.FT.  
 (89.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 798 SQ.FT.  
 (74.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1763 SQ.FT. (163.8 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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