3 Robin Hill, Bexhill on Sea, East Sussex TN39 4QS
Guide Price £585,000

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 large 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. Ideally located within walking distance to Little Common Village, viewing comes highly recommended by RWW Sole Agents. Council Tax Band F.

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 with modern fitted electric fire. Arch with glass sliding doors 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
Patio laid 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 patio area with raised flower and shrub borders, trellis work, timber garden shed, timber garden store . 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.
Vendor has advised that a new boiler was installed in March 2024.

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
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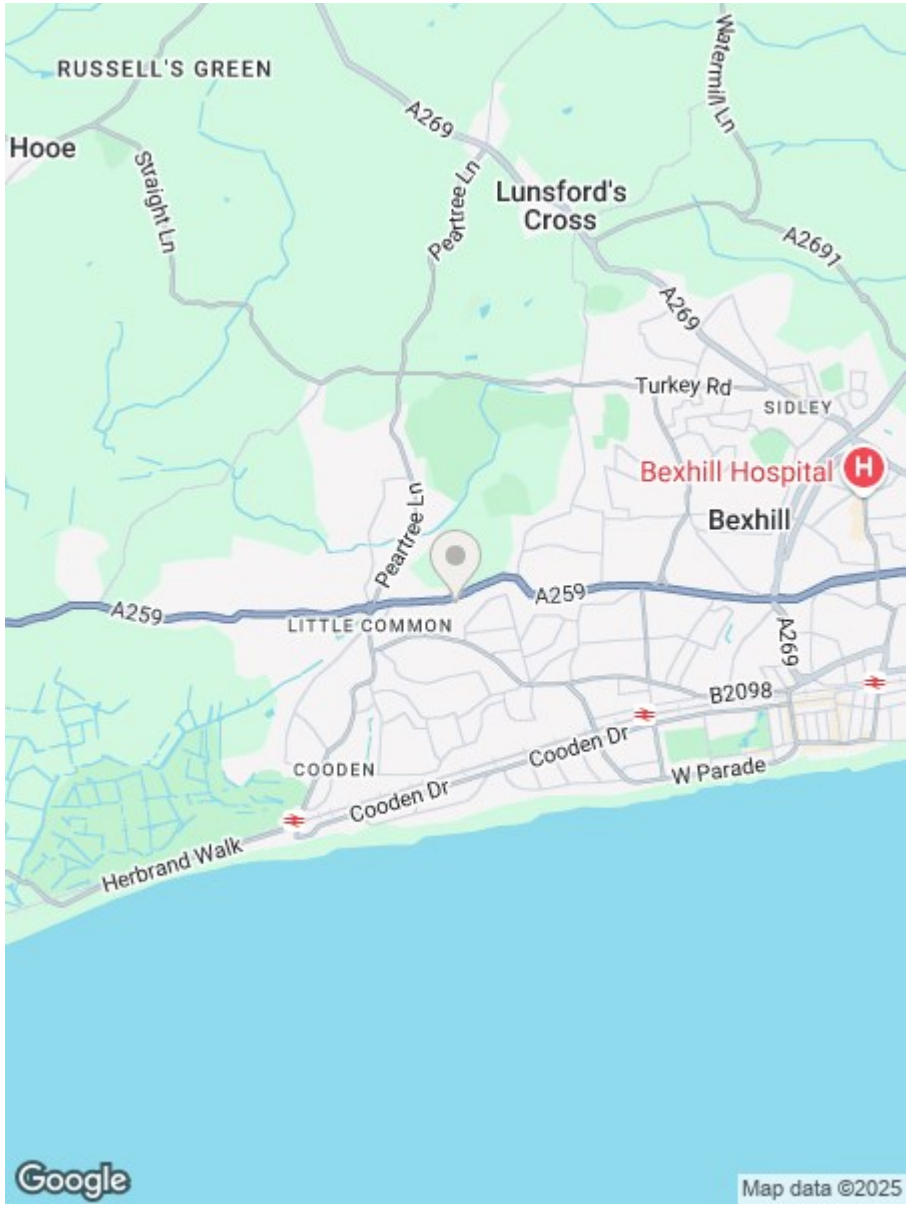

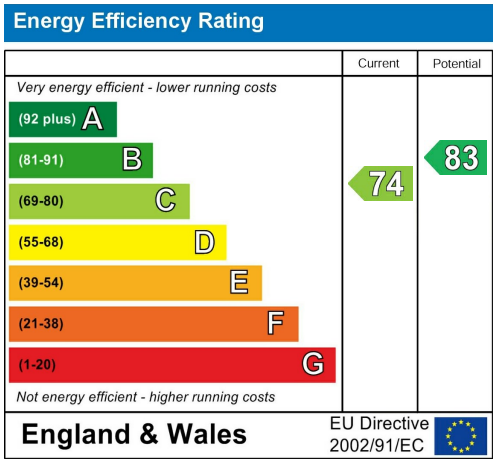

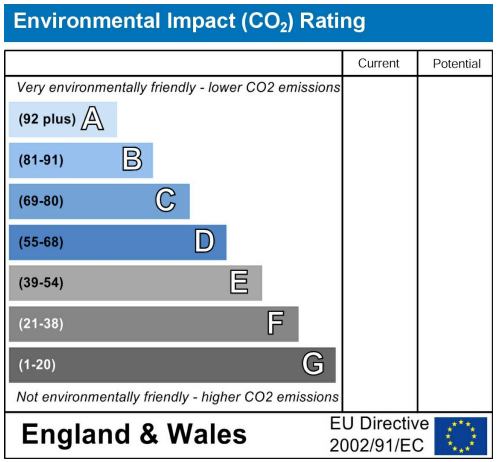

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