

**RUSH  
WITT &  
WILSON**



**13 Pinewoods, Bexhill-On-Sea, East Sussex TN39 3UD**  
**£599,000**

**A substantial two/three bedroom detached family house, two reception rooms, gas central heating system, double glazed windows and doors, sea views, bathroom to the ground floor and to the first floor, private front and rear gardens, double garage, VACANT POSSESSION, viewing comes highly recommended by RWW. Council Tax Band E.**



**Entrance Porch**

With entrance door, window to the front elevation.

**Entrance Hall**

Single radiator, under stairs storage cupboard.

**Living Room**

14'11" x 20'6" (4.56 x 6.27)

Windows to both the front and rear elevations, two double radiators.

**Bedroom Four/Dining Room**

10'4" x 15'8" (3.15 x 4.78)

Window to the side elevation, single radiator.

**Shower Room**

Suite comprising walk in shower with chrome controls and chrome showerhead, wc with concealed cistern, inset wash hand basin, obscured glass window to the front elevation, tiled walls, double radiator.

**Kitchen**

8'10" x 12'0" (2.70 x 3.67)

Window to the rear elevation with door leading out to the rear garden, double radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer composite sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, integrated oven and grill with ceramic hob, extractor canopy and light, tiled splashbacks.

**First Floor Landing**

Access to roof space, door to attic space, window to the front elevation.

**Bedroom One**

10'7" x 10'2" (3.25 x 3.10)

Window to the front and side elevations, double radiator, wall mounted wash hand basin with vanity unit, tiled splashback, fitted wardrobe cupboards.

**Bedroom Two**

15'3" x 12'2" (4.66 x 3.73)

Window to the front elevation, single radiator, fitted bedroom furniture comprising wardrobe, bedside cabinets, dressing table and drawers.

**Cloakroom**

WC With concealed cistern, corner wash hand basin with vanity unit, tiled splashbacks, vertical radiator.

**Bathroom**

Suite comprising panelled bath with hand/shower attachment and screen, inset wash hand basin with vanity unit and drawers, mirror and lights, chrome heated towel rail, aqua splashbacks.

**Outside****Front Garden**

Mainly laid to lawn with well stock shrub and flowerbeds, off road parking is available on bricked paved driveway.

**Double Garage**

With two up and over doors, power and light.

**Rear Garden**

Private and secluded, with extensive and mature shrubbery, plants and trees of various kinds, patio for alfresco dining, outside water tap, brick built garden storage/potting shed with windows to the side elevation and door to rear.

**Agents note**

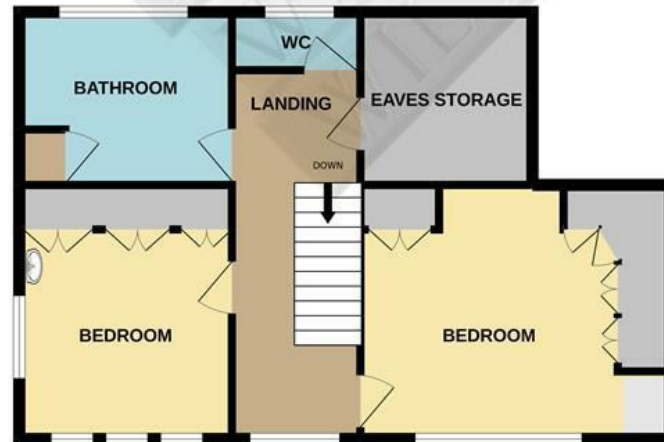
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.

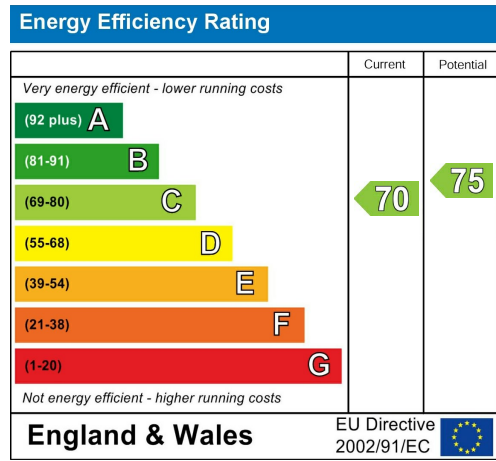
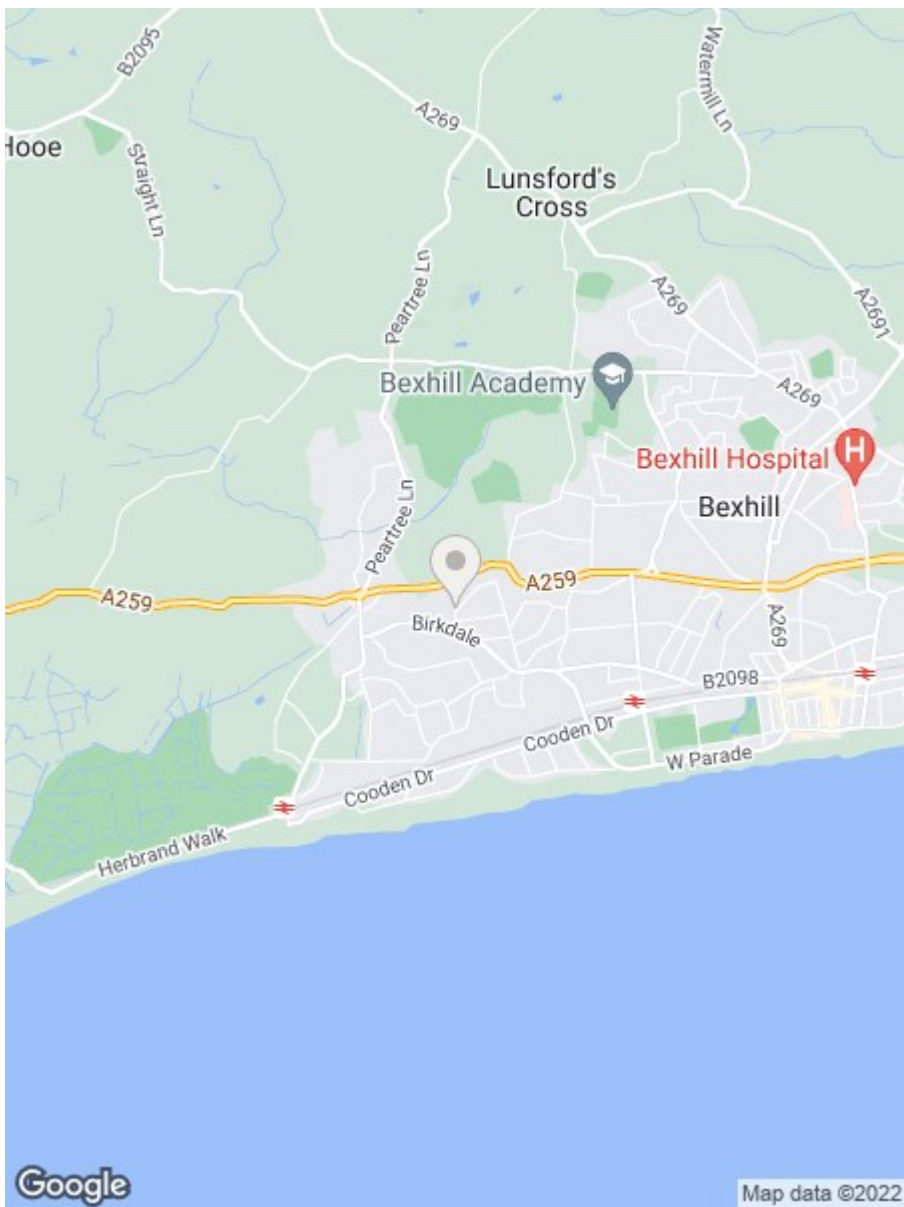


1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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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