

**RUSH
WITT &
WILSON**



**112 Buxton Drive, Bexhill-On-Sea, East Sussex TN39 4AS
£425,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented and extended three bedroom semi-detached house, ideally located in this sought after location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge, dining room/second reception room, modern fitted kitchen/breakfast room and a modern fitted wet room all to the ground floor. To the first floor there are three double bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators, wood burning stove and double glazed windows throughout. Externally the property boasts a beautifully maintained large front garden, whilst to the rear of the property there is a private and secluded westerly facing rear garden with a modern cabin and garden store room. Ideally situated within easy access to local amenities and local schools whilst still only being approximately 0.7 miles to Bexhill town centre with mainline rail station and its wide range of shops, restaurants and cafes and Bexhill's picturesque seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this sought after location.



Entrance Porch

Obscured double glazed front door, with obscured double glazed side light windows leading to the entrance porch, with feature vaulted ceiling that opens through in to the hallway.

Entrance Hallway

Modern column radiator, feature mosaic tiled floor, stairs leading to first floor with under floor heating.

Entrance Hall

Comprising modern column radiator, feature mosaic tiled floor, vaulted ceiling, stairs leading to first floor.

Lounge

14'5" x 11'11" (4.41 x 3.64)

Double glazed bay window to the front elevation, obscured double glazed stain glass window to the side elevation, radiator, feature brick fireplace with inset wood burning stove, bespoke fitted corner shelving.

Dining Room/Second Reception Room

19'3" x 11'10" (5.87 x 3.62)

Two obscured double glazed stain glass windows to the side elevation, double glazed French doors to the rear elevation giving access to the rear garden, radiator, open archway leading through to the kitchen/breakfast room, under floor heating, ornamental feature brick fire pace.

Kitchen/Breakfast Room

15'8" x 9'2" (4.78 x 2.81)

Double glazed window to the rear elevation overlooking the rear garden, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, ceramic bowl and half sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer, plumbing space for washing machine, additional under counter space for tumble dryer, space for Rangemaster style cooker with tiled splashback, integrated fridge/freezer, fitted larder style cupboard, additional storage cupboard (housing the electric meter, electric consumer unit and ample storage space reaching under the stairs), under floor heating.

Ground Floor Wet Room

Heated chrome towel rail with modern column radiator, modern fitted vanity unit with wash hand basin, mixer tap

and storage drawers beneath, fitted bathroom mirror with heat demister, light and electric shaver point, low level wc, wall mounted shower controls, rain effect showerhead, shower attachment and shower jets, tiled walls, tiled floor with under floor heating, recessed ceiling spotlights, alcove shelving and extractor fan.

First Floor Landing

Access to loft space with fitted loft ladder, double glazed window to the front elevation.

Bedroom One

12'1" x 11'2" (3.70 x 3.41)

Double Glazed window to the front elevation, radiator.

Bedroom Two

12'0" x 10'11" (3.66 x 3.33)

Double glazed window to the rear elevation, radiator.

Bedroom Three

9'10" x 8'6" (3.01 x 2.61)

Double glazed window to the rear elevation, radiator, fitted wardrobe with hanging space and shelving.

Family Bathroom

Obscured double glazed window to the rear elevation, radiator, low level wc, panelled enclosed bath with mixer tap and shower attachment, corner mounted wash hand basin with mixer tap, tiled walls.

Outside

Front Garden

Beautiful front garden which is mainly laid to lawn with extensive and mature plants and shrubs, pathway leading to entrance porch, gateway leading down one side of the property leading to the rear.

Rear Garden

Westerly facing rear garden with lawned area, the other half of the garden is stone laid patio, mature plants and shrubs boarded by closed board fencing, access down the side of the property leading to the front, outside lighting, to the rear of the garden is a garden cabin.

Garden Cabin

13'11" x 10'0" (4.25 x 3.06)

Double glazed sliding patio doors, double glazed windows to

the front elevation, light and power. Perfect to be used as a home office, workshop or garden room.

Additional Garden Store Room

10'0" x 5'10" (3.06 x 1.80)

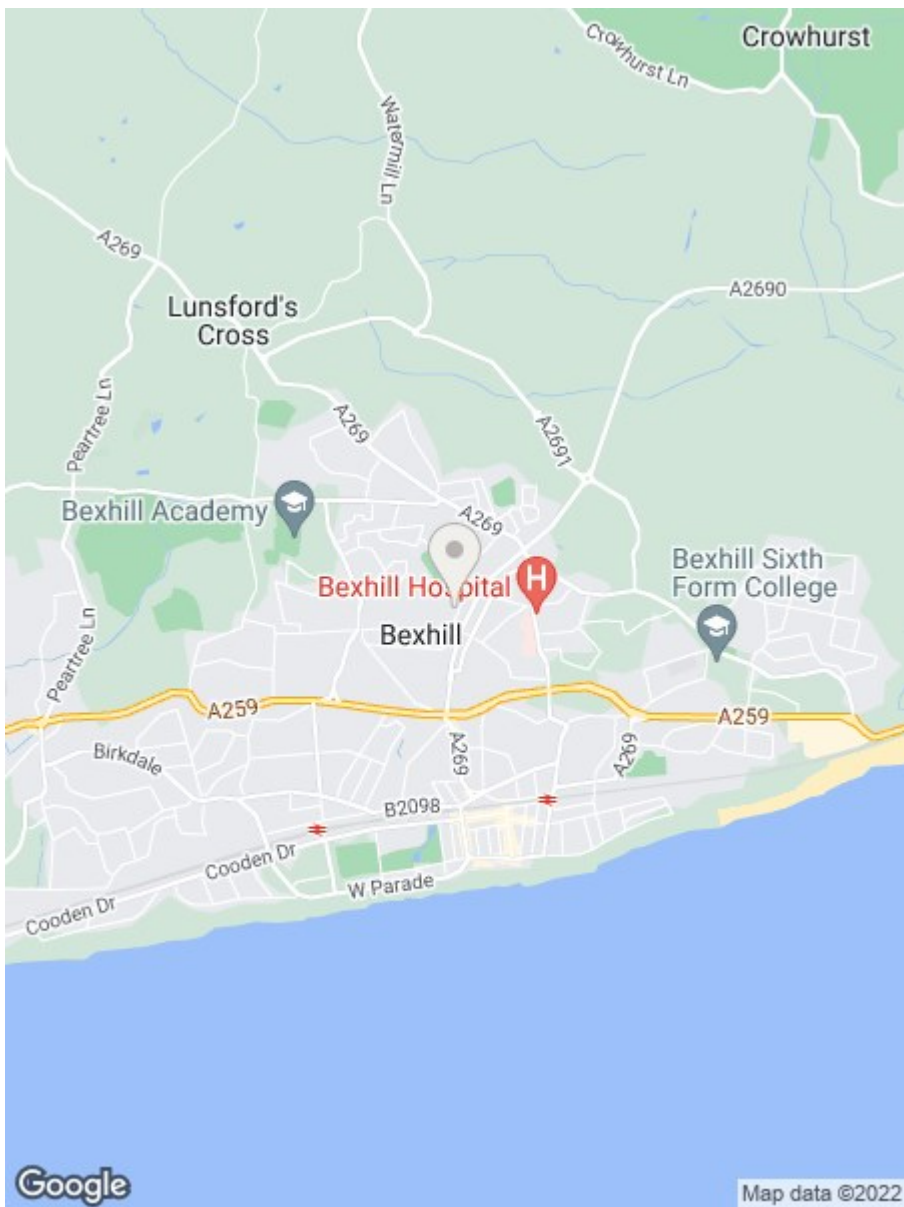
Double glazed French doors, light and power, providing ample storage space.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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