

**RUSH
WITT &
WILSON**



20 Stowe Drive, Bexhill-On-Sea, East Sussex TN39 4GL
£509,000

A stunning four bedroom detached family house, built 2023 with beautiful luxury kitchen/breakfast/living room, utility room, additional living room, downstairs cloakroom, gas central heating system, double glazed windows and doors, en-suite to master bedroom, family bathroom, off road parking, garage, private front and secluded southerly facing rear garden, remainder of 10 years NHBC builders guarantee, located adjacent to country walks, NO ONWARD CHAIN, Surrounded by 4.9 acres of wildflower meadows, and ecology areas, approx. 21 acres of green open space, energy efficient modern living, viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Hallway

With entrance door, single radiator, built in cloaks cupboard.

Cloakroom

Wc with low level flush, pedestal mounted wash hand basin with tiled splashback, double radiator.

Living Room

21'9" x 12'5" (6.63 x 3.81)

Duel aspect with windows to the front and side elevations with beautiful views, two double radiators.

Kitchen/Breakfast/Living Room

20'11" x 15'8" (6.39 x 4.79)

Duel aspect with windows to the side and rear elevations, French doors lead out onto the the rear southerly facing rear garden, stunning kitchen comprising base and wall units with granite worktops, breakfast bar, single drainer sink unit, gas hob with extractor canopy and light, glass splashback, integrated double oven with grill, built in fridge and freezer, integrated dishwasher, two double radiators.

Utility Room

6'5" x 5'10" (1.97 x 1.78)

Door to side, double radiator, base and wall units with granite worktops, integrated washing machine, under stairs storage cupboard.

First Floor Landing

Access to roof space, window to the side elevation, double radiator, built in airing cupboard with slatted shelving.

Bedroom One

17'10" x 12'1" (5.45 x 3.69)

Windows to the front and side elevations, double radiator.

En-Suite

Suite comprising wc with low level flush, pedestal mounted wash hand basin, double radiator, tiled splashbacks, obscured glass windows to the side elevation, electric shaver point, walk in shower cubicle with sliding door, chrome controls and chrome showerhead.

Bedroom Two

12'7" x 12'0" (3.84 x 3.68)

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

Bedroom Three

12'6" x 8'9" (3.83 x 2.69)

Window to the front elevation with pleasant woodland vista, double radiator.

Bedroom Four

8'10" x 7'8" (2.71 x 2.35)

Window to the front elevation , double radiator, built in storage cupboard.

Family Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin, panelled bath, chrome controls and hand/shower attachment, shower screen, tiled splashbacks, chrome heated towel rail, obscured glass window to the side elevation.

Outside

Front Garden

Picket fencing, low maintenance flowerbeds with chip bark and shrubbery, off road parking is available to the front of the garage, side access is available.

Garage

20'5" x 10'9" (6.23 x 3.29)

Metal up and over door with power and light, eaves storage, window to the rear elevation, personal door to the side.

Rear Garden

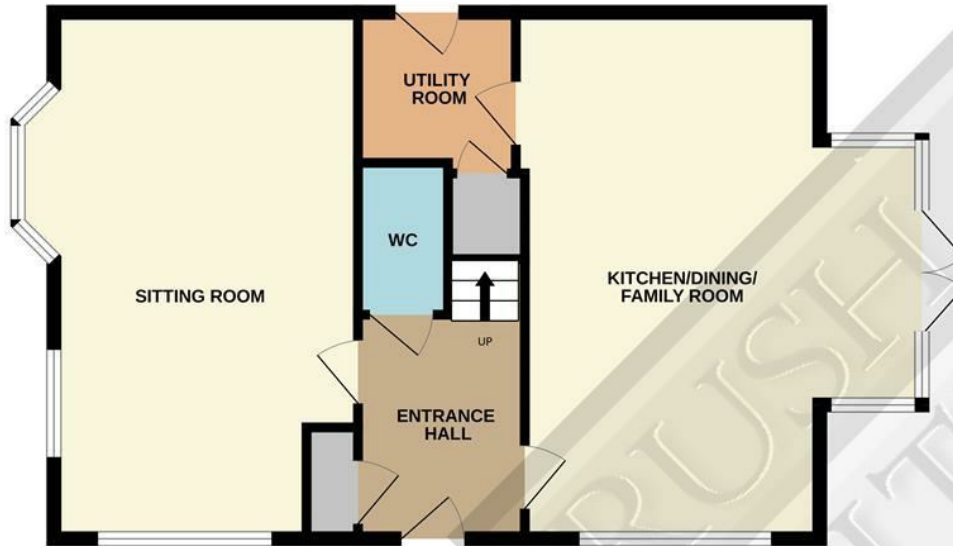
With a southerly elevation, mainly laid to lawn and beautifully landscaped with patio areas for alfresco dining, flower and shrub beds to all sides, the garden is enclosed with a combination of fencing and retaining walls that offer privacy and seclusion.

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.



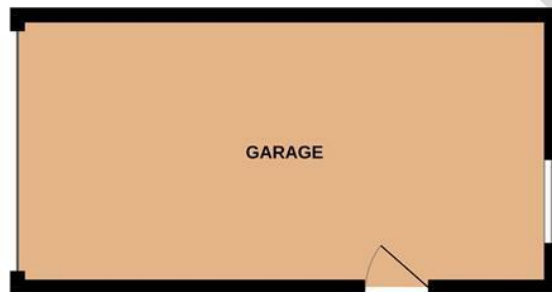
GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



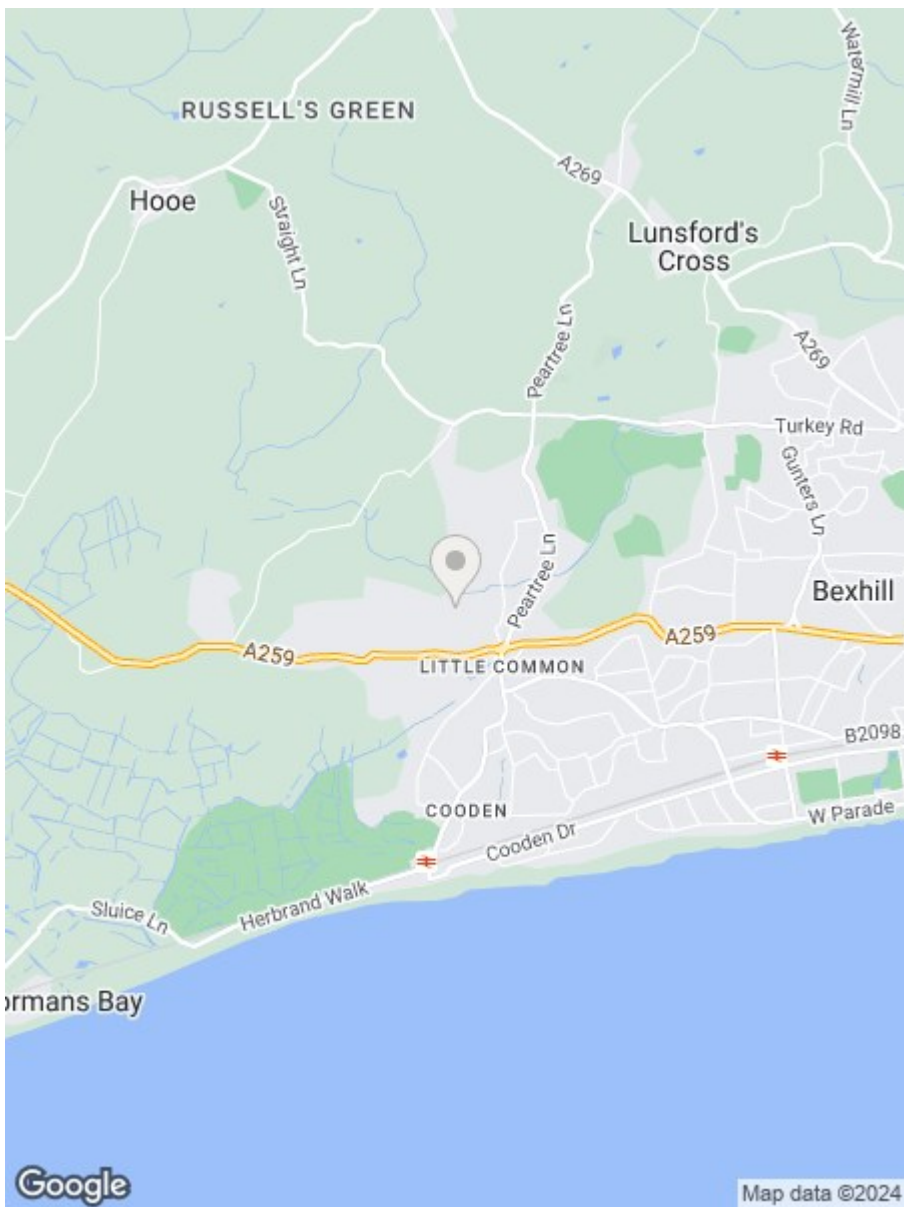
DETACHED GARAGE
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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