

**RUSH
WITT &
WILSON**



**47 The Gorseway, Bexhill-On-Sea, East Sussex TN39 4NA
£442,500**

A stunning! Completely refurbished detached three bedroom chalet bungalow with two bathrooms, brand new kitchen/breakfast room complete with granite worktops, two brand new bathroom suites, newly installed gas central heating system, beautiful front and westerly facing rear garden, garage, entrance porch, en-suite to master bedroom, double glazed windows and doors through out, beautiful Little Common Village location. Viewing comes highly recommended by Rush, Witt And Wilson sole agents, NO CHAIN.



Entrance Porch

Double glazed panelled door leading to entrance porch, light, terracotta floor tiling, door leading through to entrance hall

Entrance Hallway

Obscured glazed widow to front aspect, double radiator, digital thermostat for the central heating system, large understairs storage cupboard. Personal door in to garage.

Living Room

17'1 x 13'1 (5.21m x 3.99m)

Obscured glass window to side elevation, window to rear, two double radiator, open fireplace.

Kitchen/Breakfast Room

19'9 x 10'6 (6.02m x 3.20m)

Window to rear elevation, french doors leading to rear garden, side door, brand new fitted kitchen comprising a range of base and wall units with granite worktops, built in fridge/freezer, built in AEG oven and grill, integrated induction hob with glass splash back, matching extractor canopy with light, built in dishwasher, single drainer stainless steel sink unit with mixer tap, wood affect flooring, double radiator, area for dining table and chairs.

Bedroom Two

16'2 x 11'6 (4.93m x 3.51m)

Window to front and two glass window to side elevation, double radiator.

Bedroom Three

12'10 x 10'1 (3.91m x 3.07m)

Widow to front elevation, double radiator.

Bathroom

Brand new bathroom suite comprising panelled bath with hand shower attachment, walk in shower with chrome shower controls, chrome shower attachments and shower head, chrome heated towel rail, wc with low level flush, wall mounted wash hand basin with vanity unit beneath and tiled splash back, obscured glass window to side elevation.

First Floor Landing

Door leads to large loft space with potential to further conversion.

Bedroom One

22'7 x 12'6 (6.88m x 3.81m)

Window to front elevation, double radiator, dressing room area and en-suite,

En-Suite

Comprising chrome heated towel rail, wall mounted wash hand unit with vanity unit beneath, wc with low level flush, wet room style fully tiled walls and floor with chrome controls and fixed chrome shower head.

Outside

Front Garden

Mainly laid to lawn with mature shrubbery, off road parking available on bricked driveway.

Side Garden

Predominantly bricked, pathway for bins, flowerbed with shrubbery, stone chippings for low maintenance, personal door to side of garage.

Rear Garden

Westerly facing, mainly laid to lawn with some shrubbery, all enclosed with fencing to all sides, outside water tap, well planted flower and shrub beds, side access via gate.

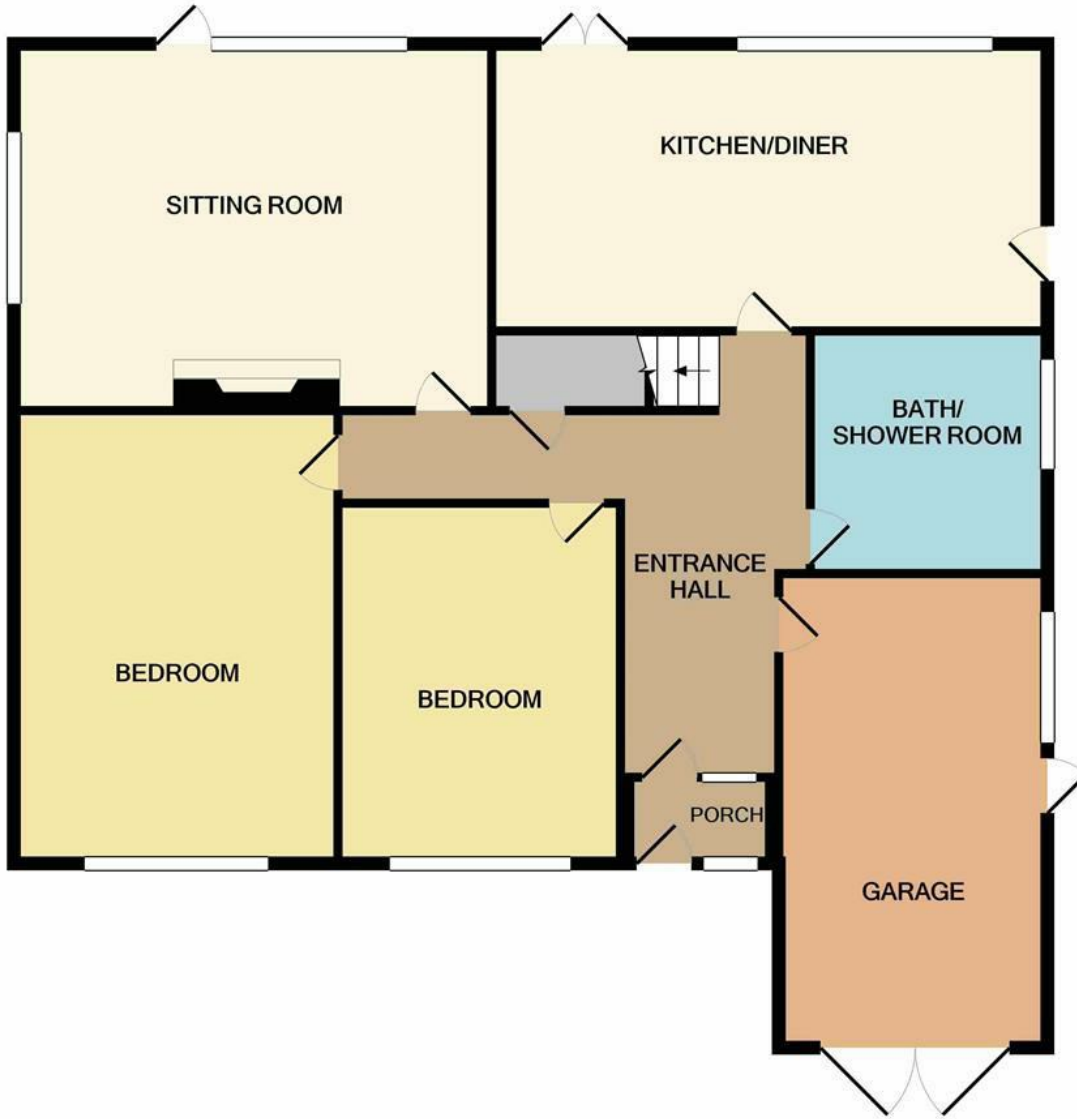
Garage

Plumbing for washing machine, double opening garage doors, personal door in to entrance hall, personal door with window to side of property. Brand new Worcester boiler supplying domestic hot water and gas central heating. Power and light.

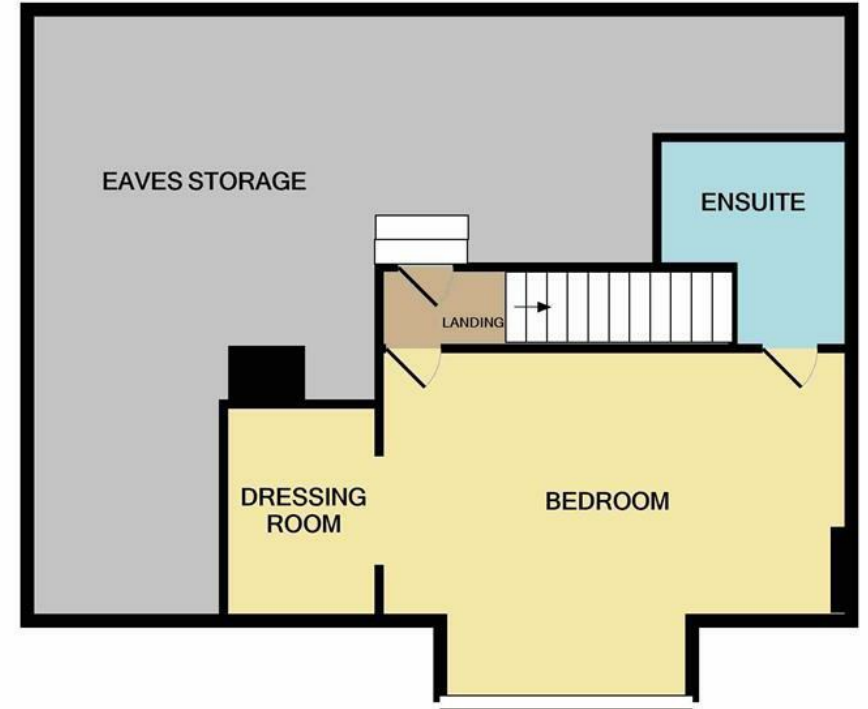
Agents Note

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.





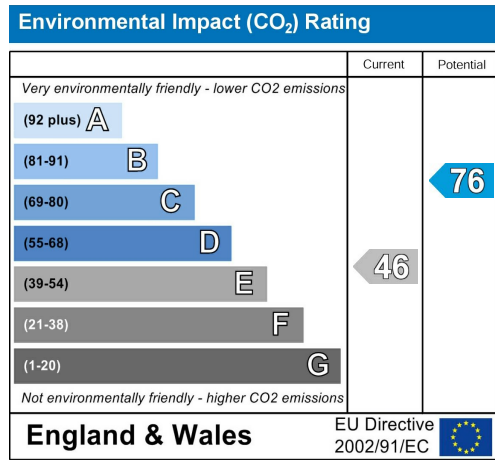
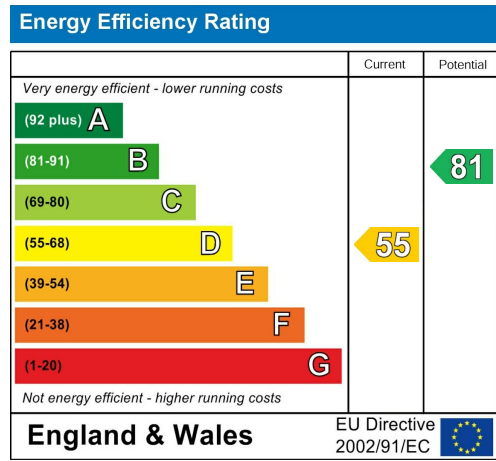
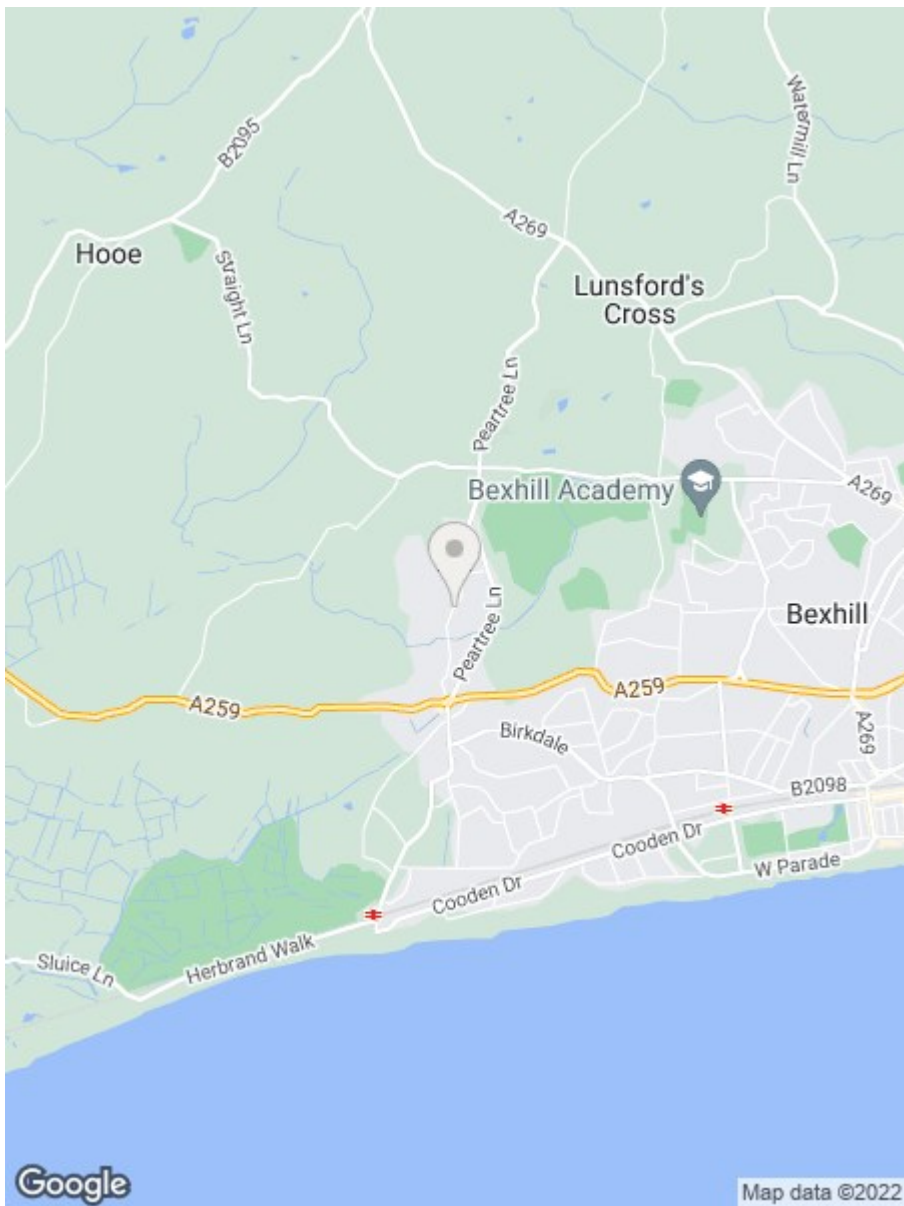
GROUND FLOOR
APPROX. FLOOR
AREA 1122 SQ.FT.
(104.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1772 SQ.FT. (164.7 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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