

**RUSH  
WITT &  
WILSON**



**16 Fairfield Chase, Bexhill-On-Sea, East Sussex TN39 3YD  
£450,000**

**A beautifully presented detached three bedroom bungalow with double garage, en-suite to master bedroom, additional main bathroom, gas central heating system with brand new boiler and radiators, triple glazed windows and doors, spacious hallway, kitchen complete with butler sink and solid wood worktops, cul-de-sac, utility room, stunning private front and rear gardens, viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

Double radiator, built-in coats cupboard, airing cupboard housing hot water cylinder with immersion, access to roof space.

**Living Room/ Dining Room**

20'7 x 16' (6.27m x 4.88m)

"L" shaped, marble fireplace in wood surround with coal effect gas fire, two double radiators, oak laminate flooring, windows overlook the front elevation.

**Kitchen**

10'6 x 8'6 (3.20m x 2.59m)

Fitted kitchen comprising a range of base and wall units with solid woodblock worktops, butler sink, integrated dishwasher, space for Range cooker, cooker hood, tiled floors and window to side elevation, tiled splash-backs.

**Utility Room**

8'5 x 4'6 (2.57m x 1.37m)

Door leads out to the rear garden, base and wall units with inset circular stainless steel sink, integrated fridge and freezer, plumbing for washing machine.

**Bedroom One**

14' x 9'4 (4.27m x 2.84m)

Double radiator, fitted wardrobe cupboards and matching dressing table unit, window to rear elevation, double radiator.

**En-Suite**

Suite comprising double width shower with electric shower unit controls, w.c. with low level flush, inset wash hand basin with vanity unit beneath, obscure glass window to rear elevation, heated towel rail, tiled floor and tiled walls.

**Bedroom Two**

10'5 x 9'3 (3.18m x 2.82m)

Double radiator, built-in wardrobe cupboards, window to rear elevation, single radiator.

**Bedroom Three**

9'5 x 7'9 (2.87m x 2.36m)

Double radiator, fitted dressing table with wardrobe and drawers, window to front elevation.

**Bathroom**

Re-fitted bathroom suite comprising panelled bath with overhead shower unit and screen, w.c. with low level flush,

inset wash hand basin with vanity unit beneath, tiled walls and tiled floor, obscure glass window overlooks the side elevation.

**Outside****Front Garden**

Mainly laid to lawn with shrub and flower beds, all well stocked, cast wrought iron gate with retaining walls and further shrubbery, side access.

**Rear Garden**

Landscaped and is mainly laid to lawn with beautiful crazy paved patio areas for alfresco dining, additional decked area and all enclosed with fencing to all sides, potting shed and summer house, outside water tap and further shrub and flower beds. Ornamental fish pond.

**Double Garage**

Two up and over doors, power and light, personal door leads into potting shed to the 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.

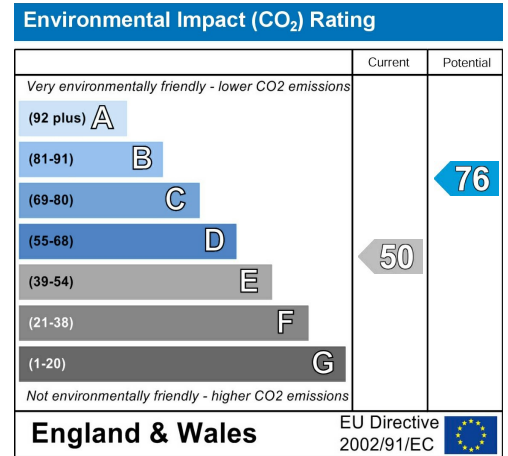
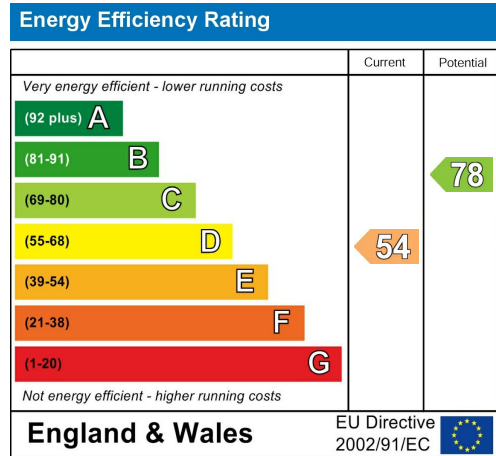




TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.0 SQ.M.)

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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