

**RUSH
WITT &
WILSON**



**18 Fairfield Chase, Bexhill-On-Sea, East Sussex TN39 3YD
£485,000**

An impressive three double bedroom detached bungalow with double garage, presented to an excellent standard, entrance porch, kitchen/ breakfast room, en-suite to master bedroom, spacious living room, utility room, extensive private front and rear gardens, gas central heating system with modern boiler, upvc double glazed windows and doors, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents. Council Tax Band F.



Entrance Porch

With sliding doors.

Entrance Hall

Entrance door, obscure glass window to the front elevation, two single radiators, access to roof space, built in airing cupboard.

Living Room

22'7" x 17'2" (6.90m x 5.24m)

Two double radiators, patio doors to the rear overlooking the beautiful and extensive rear garden, stone fireplace with electric real flame fire, window to the front elevation with double radiator.

Kitchen/ Breakfast Room

14'11" x 12'0" (4.56m x 3.68m)

Window overlooks the rear elevation, fitted kitchen comprising a range of base and wall units with granite worktops, one and half bowl enamel sink unit mixer tap, dishwasher, gas hob with extractor canopy and light, built in double oven with grill, space for fridge/freezer, space for table and chairs.

Utility Room

Plumbing for washing machine and space for tumble dryer, wall mounted modern gas central heating and domestic hot water boiler, enamelled one and half bowl sink unit with mixer tap, door leads out to the rear, part tiled walls.

Bedroom One

13'0" x 13'0" (3.98m x 3.98m)

Window overlooks the rear elevation, single radiator, built in sliding mirror fronted wardrobe cupboards.

En-Suite

Comprising walk in shower with chrome controls and chrome showerhead, chrome heated towel rail, wc with concealed cistern, vanity units, inset wash hand basin, fully tiled walls, tiled floor, obscured glass window to the side elevation.

Bedroom Two

11'6" x 10'0" (3.51m x 3.06m)

Window to the front elevation, single radiator, built in wardrobe cupboard.

Bedroom Three

10'3" x 9'9" (3.14m x 2.99m)

Window to the front elevation, single radiator.

Bathroom

Suite comprising shower/bath with chrome controls, chrome showerhead and shower screen, wc with concealed cistern, inset wash hand basin, vanity units, single radiator with heated towel rail, obscure glass window to the side elevation.

Outside

Front Garden

A whole host of beautiful rockery areas all stocked with mature shrubbery and plants of various kinds, slabbed pathways to the front and side of the property, off road parking is available for several vehicles on extensive bricked paved parking area to the front of the double garage.

Rear Garden

Extensive in size, patio areas for alfresco dining, mainly laid to lawn with a whole host of beautiful shrubs, plants and trees of various kinds, all enclosed with fencing to all sides offering privacy and seclusion, side gate leads to the front of the property, outside water tap.

Double Garage

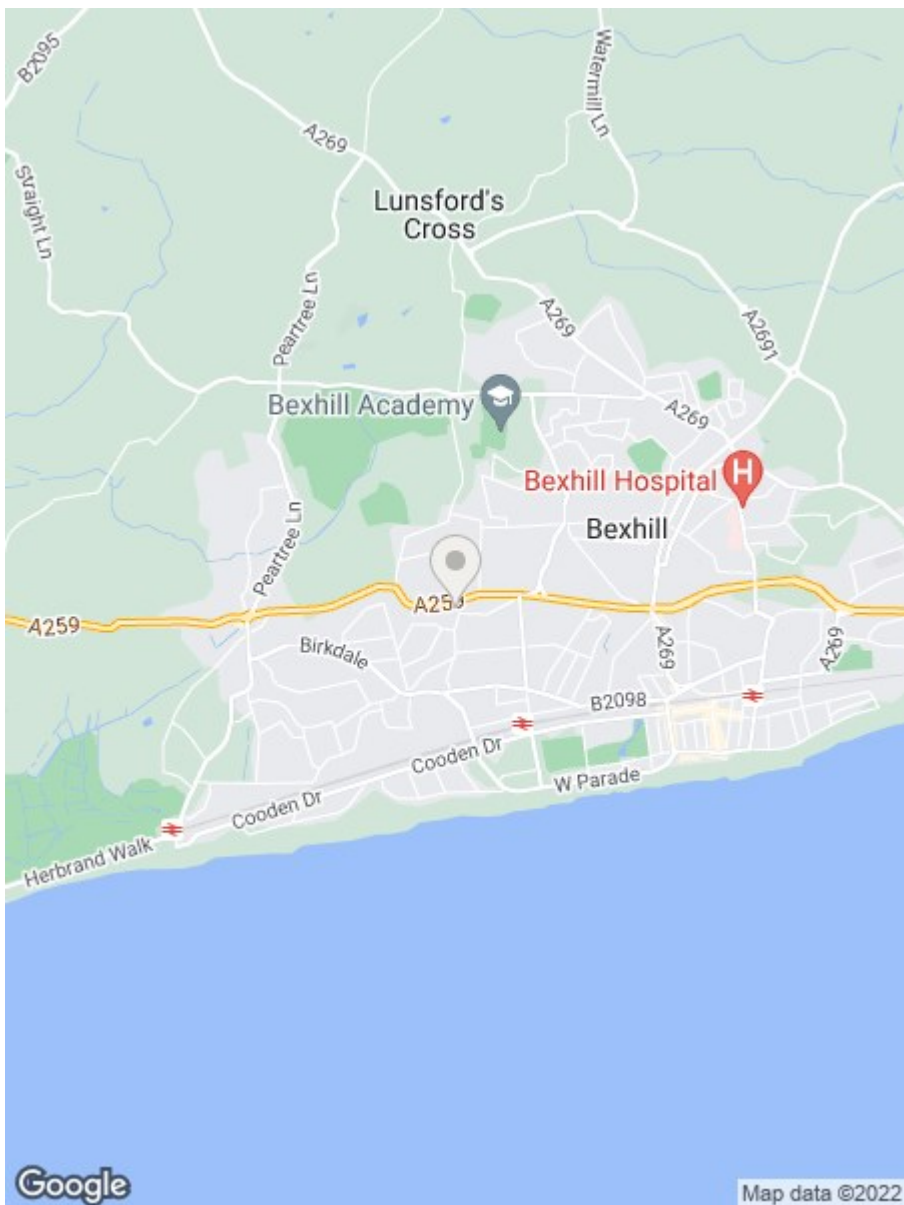
two electrically operated up and over doors, power and light, personal door to the rear with window.

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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