

**RUSH  
WITT &  
WILSON**



**26 Spindlewood Drive, Bexhill-On-Sea, East Sussex TN39 4RT  
£449,950**



**Rush Witt and Wilson are delighted to welcome to the market this four bedroom detached family home ideally situated in this sought after residential location within walking distance to Little Common Village. Offering bright and spacious accommodation throughout the property comprises four bedrooms with the master benefiting from en-suite bathroom, two reception rooms, kitchen/ breakfast room with utility area, family shower room, lean to conservatory and ground or W.C. Externally, the property offers a double garage with electric doors, mature gardens to both the front and rear of the property and a driveway providing off road parking to multiple vehicles. The property is also offered with the benefit of no onward chain. Viewing is highly recommended to appreciate this spacious home in this popular West Bexhill location.**



**Entrance Hall**

Modern entrance door, single radiator, cupboard under the stairs.

**Cloakroom**

W.C. with concealed cistern, single radiator, pedestal wash hand basin, obscured glass window to front elevation.

**Living Room**

20'7 x 12 (6.27m x 3.66m)

Two single radiators, dual aspect with windows to front elevation and patio doors to rear garden, ornate fireplace with marble effect hearth and surround and fitted gas fire.

**Dining Room**

11'7 x 11 (3.53m x 3.35m)

Single radiator, window to rear elevation.

**Kitchen/Breakfast Room**

12'9 x 12'4 ( 3.89m x 3.76m)

Fitted kitchen comprising a range of base and wall level units with laminated stone chip effect straight edged work tops, single drainer stainless steel sink unit with mixer tap, built-in double oven and grill, gas hob with extractor canopy and light, space for fridge/freezer, part tiled splash backs, door through to side of property, window to rear elevation.

**Utility Room**

Single radiator, a range of base and wall level units, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, part tiled walls.

**Lean-to Conservatory**

With door leading to the rear garden.

**First Floor Landing**

Window to front elevation, built-in storage cupboard, access to roof space, built-in airing cupboard with shelving.

**Bedroom One**

15'3 x 9'3 (4.65m x 2.82m)

Single radiator, window to rear elevation.

**En-Suite Bathroom**

Comprising a paneled bath with shower hand attachment, W.C. with concealed cistern, inset wash hand basin with vanity unit beneath, tiled splash backs, heated chrome towel rail, part tiled walls.

**Bedroom Two**

12'1 x 9'8 (3.68m x 2.95m)

Window to rear elevation, single radiator, built-in wardrobe cupboard.

**Bedroom Three**

8'9 x 8'1 (2.67m x 2.46m)

Single radiator, window to front elevation, built-in wardrobe.

**Bedroom Four**

11'1 x 7'3 (3.38m x 2.21m )

Single radiator, window to rear elevation, built-in wardrobe.

**Bathroom**

Comprising a walk-in shower with chrome controls and shower head, W.C. with concealed cistern, inset wash hand basin with mirror shelving and cupboards with vanity unit beneath, single radiator with heated chrome towel rail, obscured glass window to front elevation, tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with beautifully arranged flower and shrub beds with shingled features, brick driveway for extensive off road parking, pathway runs to the side of the property.

**Rear Garden**

Mainly laid to lawn, all enclosed with high level fencing and retaining walls offering privacy and seclusion, timber framed summer house, extensive flower and shrub beds which are all well stocked, outside water tap, bricked patio area for alfresco dining.

**Double Garage**

Detached garage with personal door to rear, window overlooking rear elevation, two up and over doors with power and light, inside and outside courtesy light.

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

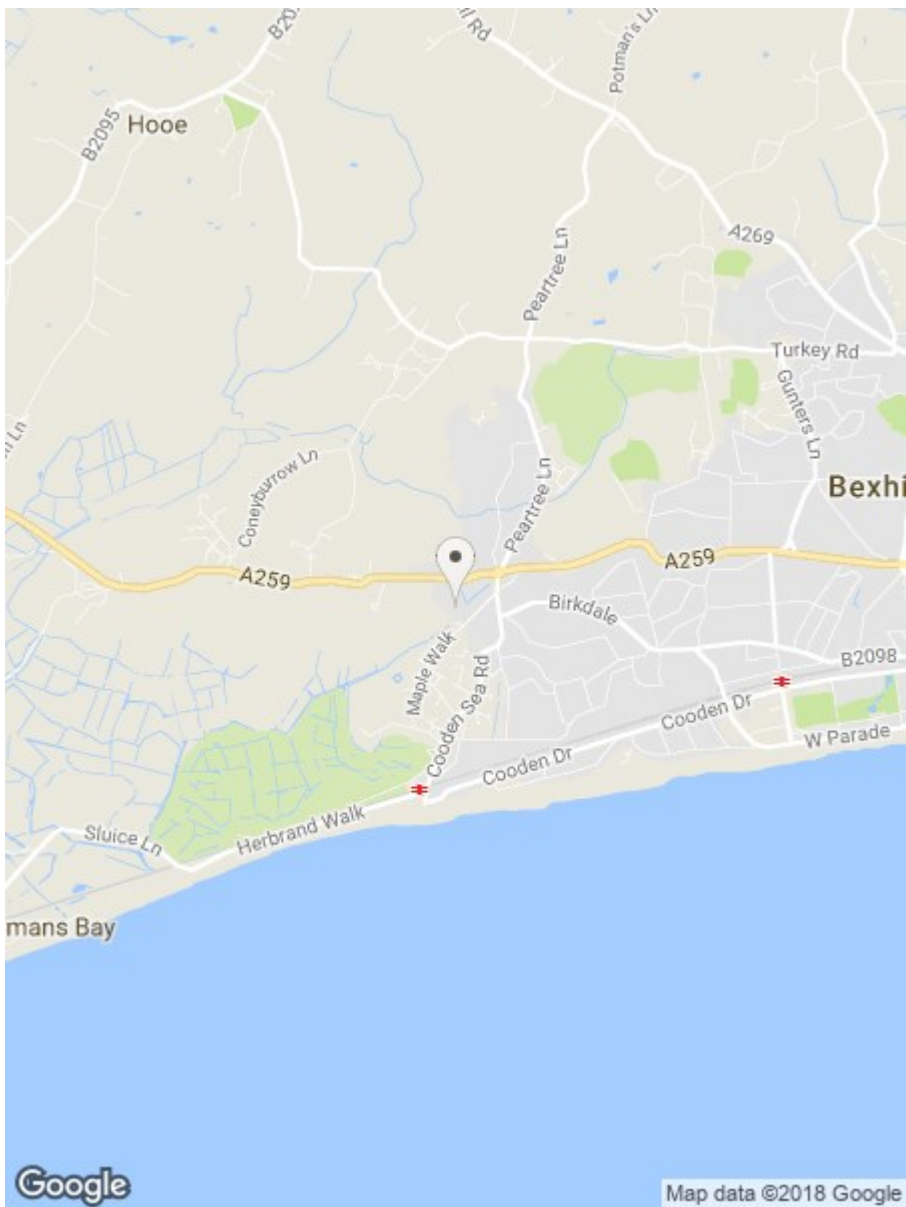
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.











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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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