

**RUSH  
WITT &  
WILSON**



**3 Fyning Place, Bexhill-On-Sea, East Sussex TN39 4NQ  
£585,000**

**A stunning detached family house with three bedrooms and presented to an exceptional standard by the current vendors, quiet cul-de-sac location situated in the highly sought after area of Little Common Bexhill, stunning kitchen/breakfast room with breakfast bar and dining room, upvc double glazed conservatory with glass roof, gas central heating system, double glazed windows and doors, downstairs cloakroom, en-suite to the master bedroom, traditional modern family bathroom, integral garage, private front and rear gardens and extensive off road parking. Viewing comes highly recommended by Rush Witt & Wilson, sole agents. Council Tax Band E**



### **Entrance Hallway**

With entrance door, double radiator, oak flooring.

### **Cloakroom**

WC with concealed cistern, wall mounted wash hand basin with vanity units and vanity drawers beneath, tiled splashbacks, obscure glass window overlooks the rear elevation, ceramic floor tiling.

### **Living Room**

17'10" x 12'5" (5.46 x 3.80 )

Double radiator, triple aspect with windows front, side and rear elevations, real flame gas coal effect fire with ornate surround and granite plinth.

### **Upvc Conservatory**

13'6" x 9'4" (4.14 x 2.87 )

UPVC double glazed with tiled floor, glass roof, overlooking the rear garden with door to side.

### **Kitchen/Breakfast Room**

24'3" x 17'8" (7.4 x 5.41 )

Double radiator, ceramic floor tiling, window to both the front and rear elevations, vertical radiator. Beautiful modern fitted kitchen comprising a range of base and wall units with one and a half butler sink, inset sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, Neff double oven and grill, Neff induction hob with matching extractor canopy and light. Integrated washing machine, 'Corian' worktops with single drainer, boiler cupboard with wall mounted domestic hot water boiler, space for a tumble dryer. Door through to the garage, door leading to outside. Breakfast bar with seating.

### **First Floor Landing**

Window overlooks the rear elevation, access to the roof space.

### **Bedroom One**

12'0" x 11'3" (3.68 x 3.43 )

Double radiator, built-in wardrobe cupboards.

### **En-Suite**

Comprising panelled bath with hand shower attachment, chrome controls and chrome shower head and a shower screen. WC. with a concealed cistern, wash hand basin and vanity unit beneath, chrome heated towel rail, electric shaver point, velux window to the side elevation.

### **Bedroom Two**

13'8" x 11'5" (4.19 x 3.48 )

Windows overlook both the front and the side elevations, single radiator, built-in wardrobe cupboards and drawers with mirror.

### **Bedroom Three**

10'8" x 10'5" (3.26 x 3.19 )

Window overlooks the rear elevation, single radiator, two sets of built-in wardrobe cupboards, built in airing cupboard with hot water cylinder.

### **Family Bathroom**

Suite comprising shower/bath with wall mounted electric shower controls and shower head with folding door. Wall mounted wash hand basin with vanity unit beneath, tiled splashbacks, heated chrome towel rail, double radiator, w.c. with concealed cistern, two obscure glass windows overlook the rear elevation.

### **Outside**

#### **Front Garden**

The front garden is mainly laid to lawn with well stocked shrub and flower beds, extensive off road parking to be found on the brick paved driveway. The garden is enclosed to the front by fencing and to the sides.

#### **Rear Garden**

This is mainly laid to lawn with well stocked flower and shrub beds and enclosed with fencing to all sides, outside water tap, alfresco dining on patio areas is to be found along with a beach shingle garden, side access is also available.

#### **Side Of Property**

To the side of the property there are two raised allotment troughs for growing vegetables, 2 x timber framed shed.

#### **Garage**

Up and over door, window to the side elevation, power and light and integral door through to the kitchen/breakfast room.

#### **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.

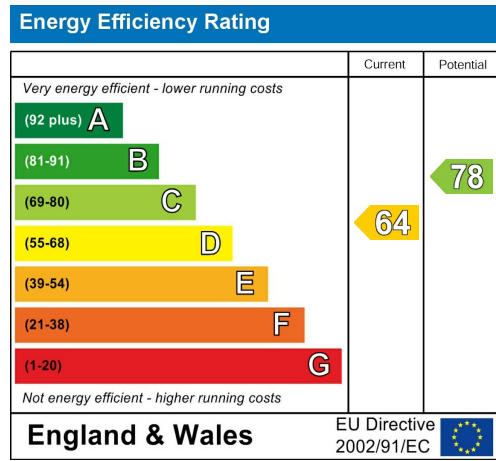
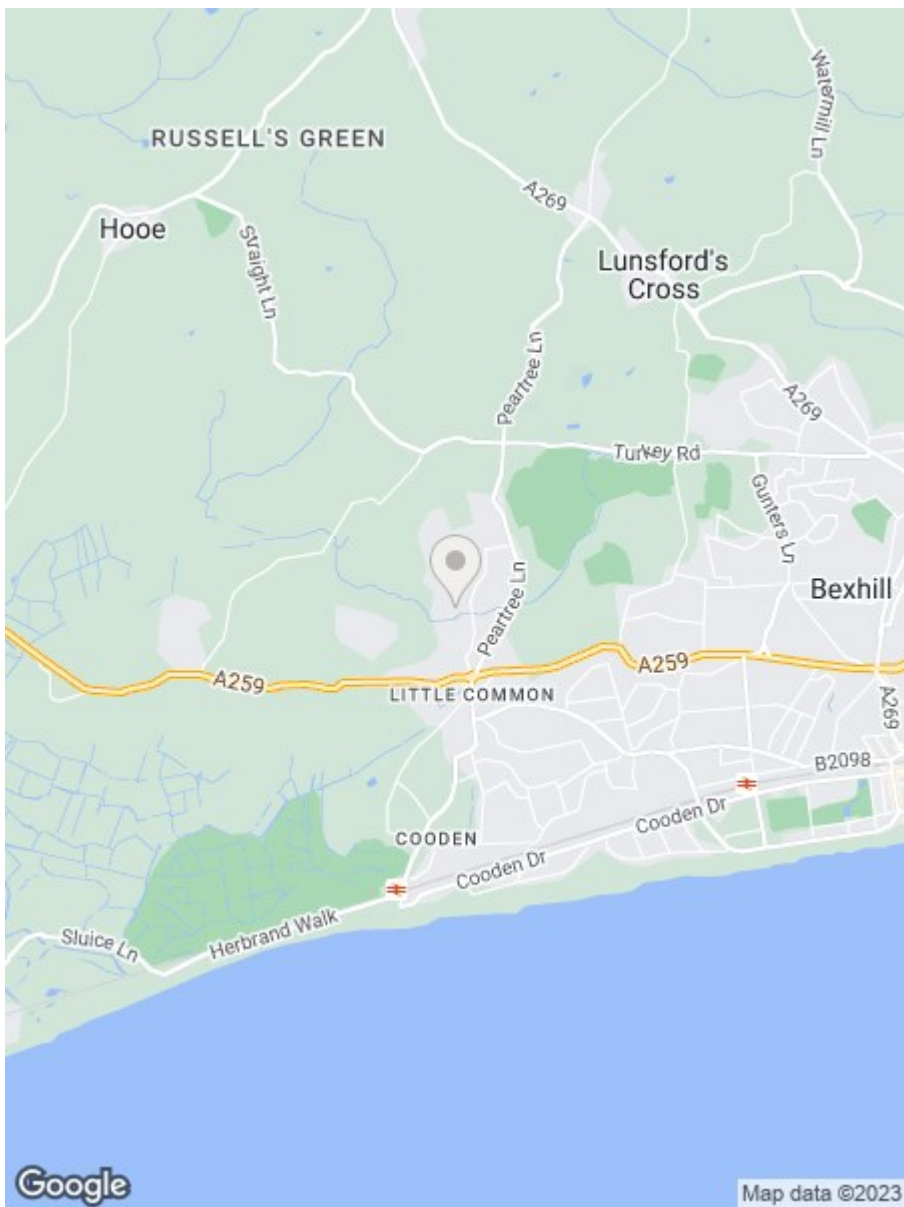


GROUND FLOOR  
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR  
NaN sq.ft. (NaN sq.m.) approx.





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