

**RUSH  
WITT &  
WILSON**



**3 Piltdown Close, Bexhill-On-Sea, East Sussex TN39 3XA  
Offers In Excess Of £335,000**

**A very spacious three/four bedroom, semi-detached family house with two reception rooms, kitchen/breakfast room, upvc conservatory, gas central heating system, solar panel energy delivering utility savings and annual tariff payments to the vendor, double glazed windows and doors, off road parking, downstairs cloakroom, garage, beautiful views over the Downs at Bexhill, private front and south facing rear garden, viewing comes highly recommended by RWW Sole Agents.**



**Entrance Porch**

With entrance door.

**Entrance Hall**

Double radiator, oak flooring, under stairs storage cupboard.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin with tiled splashback, vanity cupboard, obscured glass window to the side elevation.

**Living Room**

21'1 x 12'2 (6.43m x 3.71m)

Windows to the front elevation, oak flooring, double radiator, real flamed gas coal effect fire with ornate surround and marble plinth.

**Bedroom Four/Dining Room**

11'7 x 8'7 (3.53m x 2.62m)

Window to the rear elevation, single radiator, laminate wood flooring.

**Kitchen/Breakfast Room**

19'5 x 11'9 (5.92m x 3.58m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, breakfast bar, twin bowl sink unit with single drainer, plumbing for washing machine, tiled splashbacks, integrated dishwasher, Range Master style oven with gas hob and twin ovens, brushed stainless steel splashback with matching extractor canopy and light, opens out in to a beautiful uPVC double glazed conservatory section which is southerly facing, double radiator, French doors lead out onto the rear garden.

**First Floor Landing**

Access to roof space, window to the side elevation, built in airing cupboard.

**Bedroom One**

12'2 x 13'7 (3.71m x 4.14m)

Window overlooks the front elevation with pleasant views over the green and Bexhill Downs beyond, radiator, fitted wardrobe cupboards, bedside cabinets and dressing table with drawers.

**Bedroom Two**

11'9 x 8'8 (3.58m x 2.64m)

Windows to the rear elevation, double radiator.

**Bedroom Three**

11'5 x 11'9 (3.48m x 3.58m)

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

**Bathroom**

Walk in shower cubicle, wall mounted wash hand basin on plinth, chrome heated towel rail, wc with low level flush, tiled floor and tiled walls, obscured glass window to the front elevation.

**Outside****Front Garden**

Mainly laid to lawn with extensive, well stocked shrub and flowerbeds, off road parking is available on driveway which leads to garage.

**Garage**

Single garage with up and over door, power and light.

**Rear Garden**

Designed with low maintenance in mind, with rockery features and patio area for alfresco dining, enclosed by fencing to all sides.

**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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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