

**RUSH  
WITT &  
WILSON**



**14 Constable Way, Bexhill-On-Sea, East Sussex TN40 2UH  
£485,000**

**A beautifully presented four bedroom detached family house with detached double garage, gas central heating system, double glazed windows and doors, stunning modern kitchen/ breakfast room with quartz worktops, utility room, family bathroom, en-suite and dressing room to master bedroom, private front and rear gardens, three reception rooms, downstairs cloakroom and NO ONWARD CHAIN. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hallway**

With entrance door, obscured glass window to the front elevation, double radiator, engineered oak flooring.

### **Cloakroom**

Modern suite comprising wc with low level flush, wall mounted wash hand basin with vanity unit, double radiator, engineered oak flooring, tiled splashbacks, obscured glass window to the side elevation.

### **Living Room**

17'7 x 11'2 (5.36m x 3.40m)

Patio doors lead to the rear garden, two vertical radiators, engineered oak flooring.

### **Reading Room**

8'3 x 6' (2.51m x 1.83m)

Windows to both front and side elevations, engineered oak flooring, large walk in storage cupboard with double doors.

### **Dining Room**

14'7 x 8'8 (4.45m x 2.64m)

Windows to front and side elevations, double radiator, engineered oak flooring.

### **Study**

7'1 x 7'7 (2.16m x 2.31m)

Windows to the front elevation, double radiator.

### **Kitchen**

12'10 x 8'2 (3.91m x 2.49m)

Window overlooks the rear southerly elevation, stunning kitchen comprising a range of handleless base and wall units with quartz worktops, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, Siemens induction hob with extractor canopy and light, Siemens double oven with grill, built in dishwasher, double radiator, engineered oak flooring, space for fridge/freezer.

### **Utility Room**

9' x 5'8 (2.74m x 1.73m)

Door to rear garden, window to rear elevation, double radiator, engineered oak flooring, handleless base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, integrated fridge and freezer.

### **First Floor Landing**

Access to roof space, built in linen cupboard, window to the front elevation.

### **Master Bedroom**

17'3 x 11'1 (5.26m x 3.38m)

Windows to the rear elevation, double radiator built in wardrobe cupboards.

### **En-Suite**

Modern suite comprising wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, shower/bath with digital shower controls, hand shower attachment and showerhead, shower screen, wall mounted heated towel rail, tiled floor, slate effect splash backs, wall tiling, obscure glass window to the front elevation, under floor heating.

### **Dressing Room**

17'9 x 5'10 (5.41m x 1.78m)

Window to both front and side elevations, double radiator, access to additional roof space, divided into two rooms.

### **Bedroom Two**

10'1 x 9'8 (3.07m x 2.95m)

Window to the front elevation, double radiator, built in wardrobe cupboards.

### **Bedroom Three**

8'5x 8'2 (2.57mx 2.49m)

Window to the front elevation, double radiator.

### **Bedroom Four**

9'8 x 8'5 (2.95m x 2.57m)

Window to the rear elevation, double radiator, built in wardrobe cupboards.

### **Family Bathroom**

Modern suite comprising shower/bath with shower screen, digital controls with hand shower attachment, fixed showerhead, wc with low level flush, wall mounted wash hand basin with vanity drawers beneath, tiled floor and walls with some slate tiling, obscured glass windows overlook the rear elevation.

### **Outside**

### **Front And Side Gardens**

Mainly laid to lawn with mature shrubbery, plants and trees of various kinds.

### **Rear Garden**

South facing , mainly laid to lawn with patio area, private and secluded by established shrubbery and trees, well established hedging, outside water tap, all enclosed to all sides with fencing, store room.

### **Detached Double Garage**

17'3 x 15'3 (5.26m x 4.65m)

Two up and over doors, personal door to side, window to side elevation.

### **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.





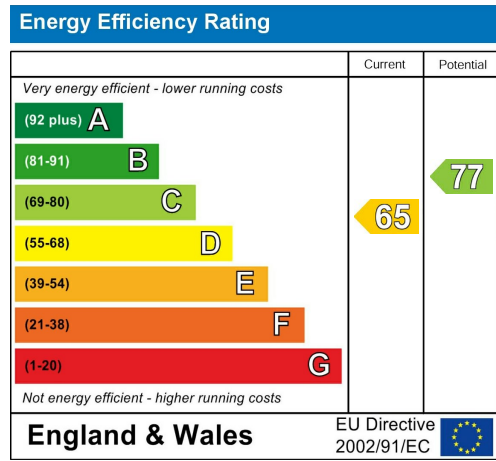
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 782 SQ.FT.  
 (72.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 706 SQ.FT.  
 (65.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.2 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, 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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