

**RUSH  
WITT &  
WILSON**



**3 Squirrel Close, Bexhill-On-Sea, East Sussex TN39 4LY**  
**Guide Price £485,000**

**A beautiful detached family home, situated in this sought after 'leafy' location of West Bexhill, within very close proximity to Broad Oak Park & Little Common Village. Offering bright and spacious accommodation throughout, the property comprises living room, separate dining room, modern fitted kitchen, separate utility room, downstairs w.c, four double bedrooms, two benefitting from ensuite and modern family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally, the property boasts stunning, private front and rear gardens, garage and off road parking for multiple vehicles. Viewings comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band E.**



**Entrance Porch**

With obscured glass panelled entrance door, tiled flooring.

**Entrance Hallway**

With entrance door, stairs leading to first floor, radiator, understairs storage cupboard and parquet flooring.

**Living Room**

15'9" x 13'1" (4.81 x 3.99)

Double glazed window to front elevation, radiator, double doors leading to dining room, parquet flooring.

**Dining Room**

10'6" x 9'10" (3.22 x 3.00)

With sliding doors giving access to the conservatory, radiator.

**Conservatory**

9'7" x 9'4" (2.94 x 2.87)

UPVC construction, with windows overlooking rear garden and glass panelled doors giving access onto rear garden, tiled flooring.

**Kitchen**

10'7" x 9'6" (3.24 x 2.92)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge work top surfaces, sink with drainer and mixer tap, integrated electric oven and microwave, four ring induction hob with extractor canopy above, space and plumbing for washing machine, integrated fridge & freezer, tiled splashbacks, double glazed window to the rear elevation.

**Utility Room**

9'6" x 6'2" (2.90 x 1.90)

With base level units and laminate straight edge work top surfaces, sink with hot and cold tap, space and plumbing for washing machine and tumble dryer, window to side elevation and glass panelled door giving access onto rear garden.

**Downstairs W/C**

With suite comprising w.c low level flush, vanity unit with wash hand basin and mixer tap, part tiled walls and tiled flooring, obscured glass window to side and radiator.

**First Floor Landing**

With access to loft via loft hatch, large airing cupboard with slatted shelving, also housing the hot water cylinder.

**Bedroom One**

13'1" x 12'2" (4.00 x 3.73)

With double glazed window to front elevation, radiator, bespoke fitted bedroom furniture comprising over bed cupboards and wardrobes with hanging space and shelving.

**Bedroom Two**

14'10" x 9'9" (4.54 x 2.98)

With double glazed window to rear elevation, bespoke fitted bedroom furniture comprising over bed storage and wardrobe cupboards, radiator, open arch leading to ensuite.

**Ensuite Shower Room**

Suite comprising vanity unit with wash hand basin and mixer tap, walk in shower cubicle with wall mounted controls and shower attachment.

**Bedroom Three**

15'2" x 9'10" (4.63 x 3.00)

With double glazed window to rear elevation, radiator, fitted bedroom furniture comprising over bed storage and wardrobe cupboards.

**Ensuite Shower Room**

Suite comprising vanity unit with wash hand basin and hot and cold tap, walk in shower cubicle with wall mounted controls and shower head.

**Bedroom Four**

11'10" x 11'10" (3.62 x 3.62)

With double glazed window to front elevation, radiator.

**Bathroom**

Modern suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls, chrome heated towel rail, tiled walls and tiled flooring, window to side elevation.

**Outside**

**Front Garden**

Well established front garden, laid to lawn and block paved driveway, providing off road parking for multiple vehicles.

**Rear Gearden**

Comes mainly laid to lawn, well maintained, fencing enclosed to all sides, side access is available.

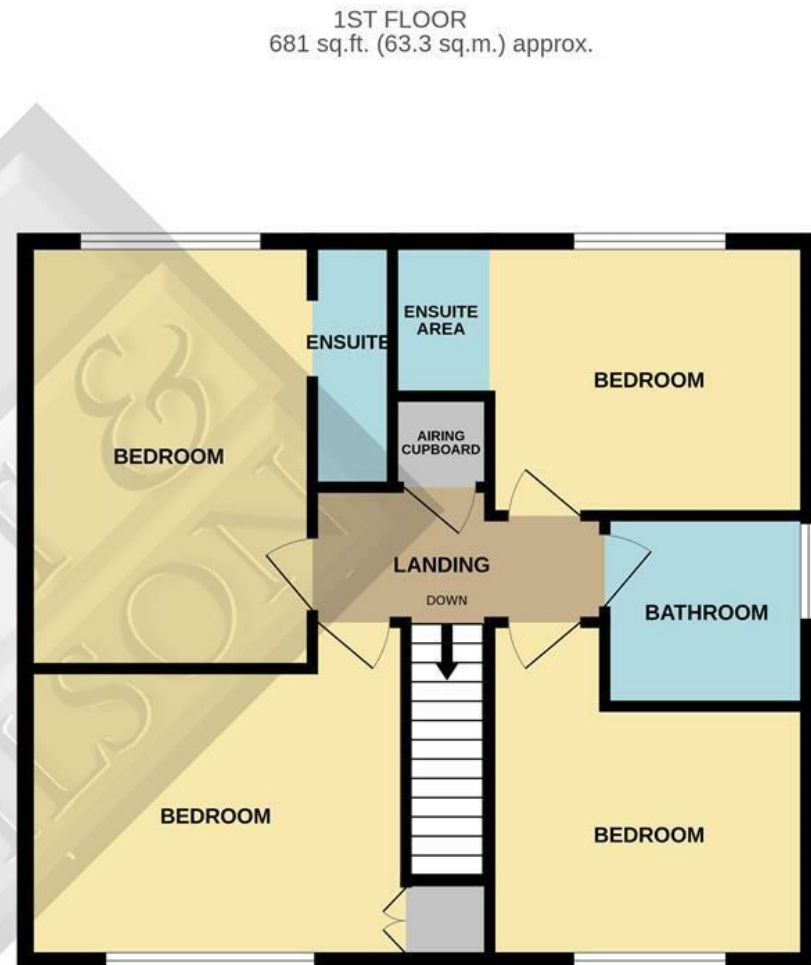
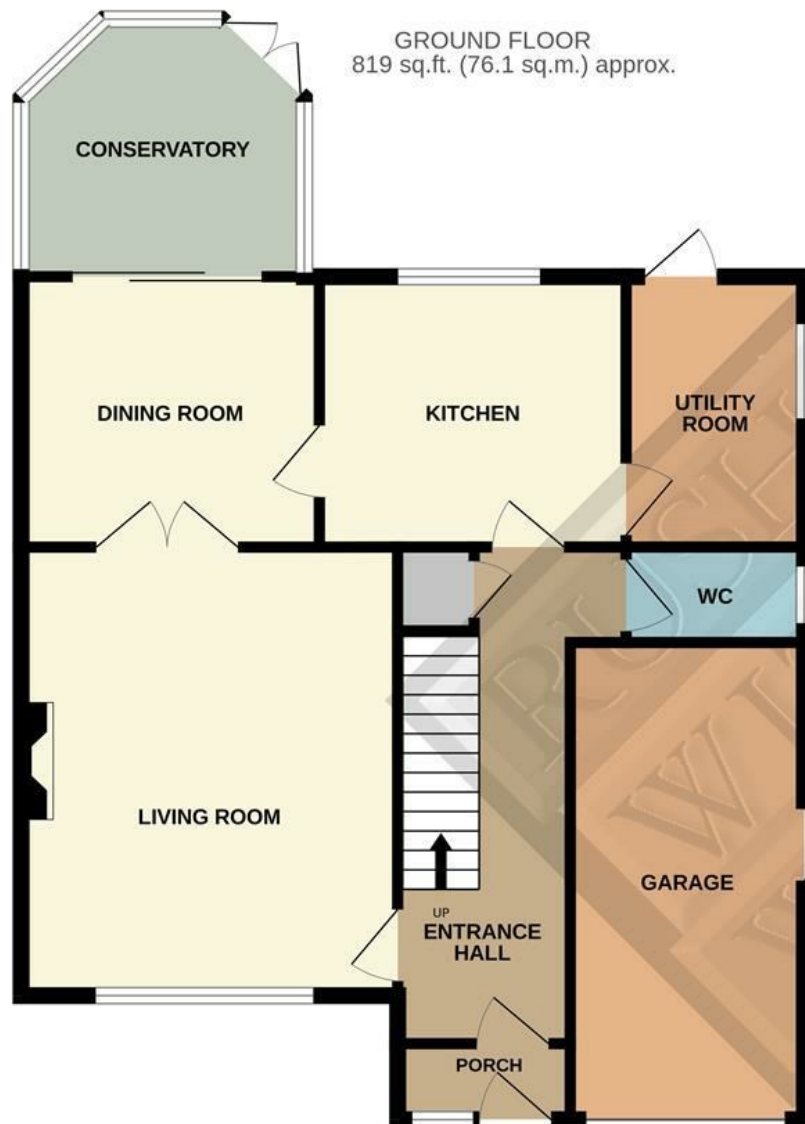
**Garage**

With electric up & over door.

**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.

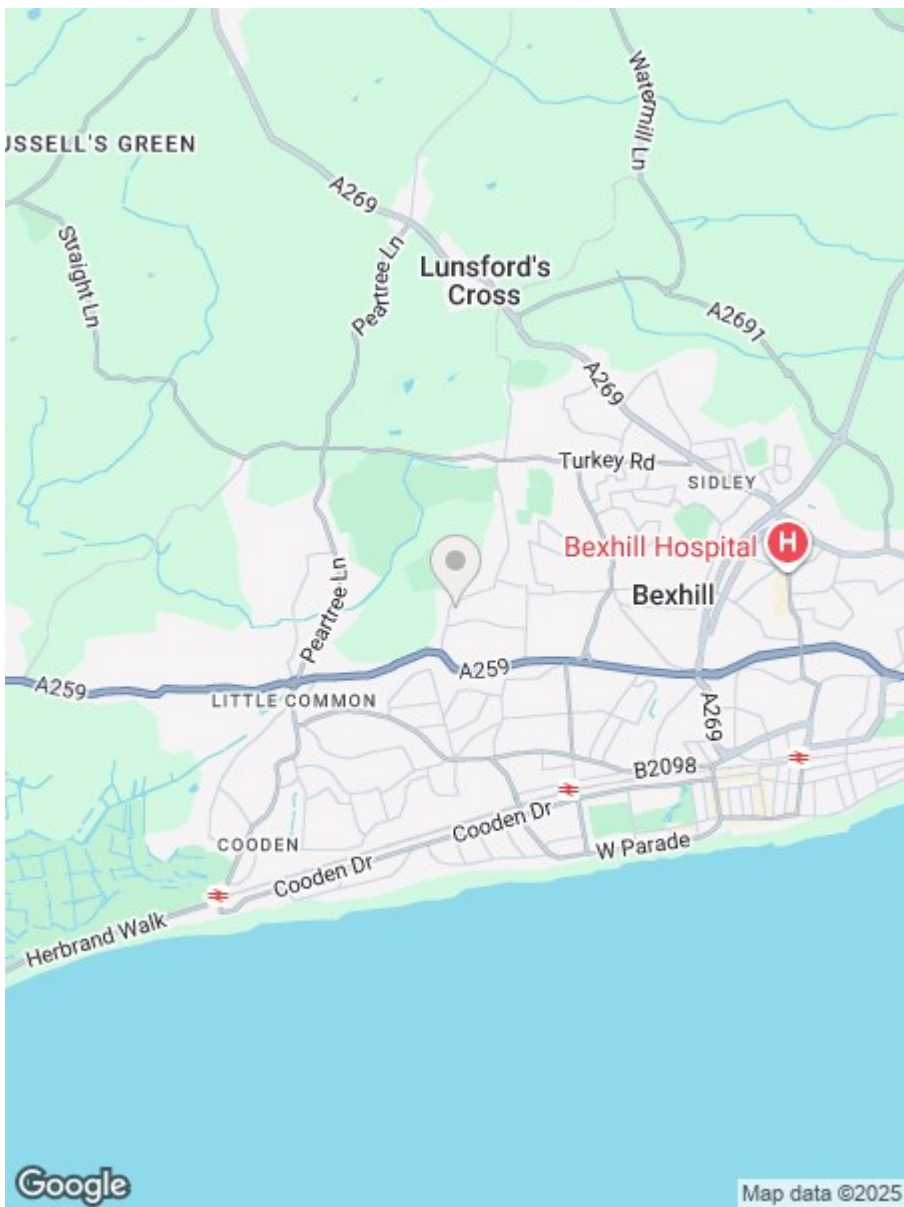




TOTAL FLOOR AREA : 1501 sq.ft. (139.4 sq.m.) approx.

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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### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | 85        |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 74                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential |
|-----------------------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (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>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

**RUSH  
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