

**RUSH  
WITT &  
WILSON**



**6 Sutherland Close, Bexhill-On-Sea, East Sussex TN39 3QJ  
£550,000**

**A beautifully presented three bedroom detached family house, situated in the beautiful Collington Bexhill with double garage, two reception rooms, upvc double glazed conservatory, gas central heating system, double glazed windows and doors, south/ south westerly facing rear gardens, downstairs cloakroom, modern kitchen and bathroom, utility room, viewing comes highly recommended by RWW sole agents.**



### **Entrance Hall**

With entrance door, obscured glass window to the front elevation, built in cloaks cupboard, under stairs storage cupboard, single radiator, additional window to the front.

### **Cloakroom**

WC with low level flush, single radiator, corner wash hand basin, obscured glass window to the side elevation.

### **Living Room**

16'2 x 12'5 (4.93m x 3.78m)

Two windows overlook the side elevation, two double radiators, patio doors lead out to the conservatory.

### **Conservatory**

13'9 x 9'7 (4.19m x 2.92m)

uPVC double glazed construction, overlooks the rear and side gardens, door leads out to garden, laminate wood flooring.

### **Kitchen**

11'3 x 9'8 (3.43m x 2.95m)

Window to the side and rear elevations, modern fitted kitchen comprising a range of matching wall and base level units with laminate straight edge worktops, one and half bowl single drainer composite sink unit with mixer tap, plumbing for dishwasher, ceramic hob with extractor canopy and light, tiled splashback, space for fridge/freezer, built in double oven with grill, single radiator, serving hatch.

### **Utility Room**

Obscured glass window to the side elevation, door leads out to side, plumbing for washing machine, shelving.

### **First Floor Landing**

Window to the front elevation, access to roof space, built in airing cupboard.

### **Bedroom One**

16'2 x 10'9 (4.93m x 3.28m)

Triple aspect with windows overlooking the front, rear and side elevations, single radiator, built in storage cupboard, overhead storage compartments.

### **Bedroom Two**

14'2 x 10' (4.32m x 3.05m )

Window overlooks the rear elevation, single radiator.

### **Bedroom Three**

9'3 x 7'3 (2.82m x 2.21m)

Windows to the side and rear elevation, single radiator.

### **Bathroom**

Corner bath with ornate hand/shower attachment, wc with low level flush, shower cubicle with electric shower unit, controls and showerhead, obscured glass windows overlook both the front and side elevations, inset wash hand basin with vanity unit, tiled walls, heated towel rail.

### **Outside**

#### **Front Garden**

Mainly designed with off road parking in mind, mainly bricked paved with patio pathway, enclosed with fencing, occupying a corner plot.

#### **Double Garage**

Two sets of folding timber framed doors with glass inserts, personal door and obscured glass window to the rear, power and light.

#### **Rear Gardens**

South and south westerly facing, private and secluded, mainly laid to lawn, beautifully landscaped with various patio areas for alfresco dining, well stocked flower and shrub beds, all enclosed to all sides with fencing, gate offering side access, bricked paved circular feature with water fountain.

#### **Side Gardens**

The side gardens are considerable in size being mainly laid to lawn, westerly facing, enclosed with fencing to all sides, timber framed shed, additional patio areas, chipped bark features.

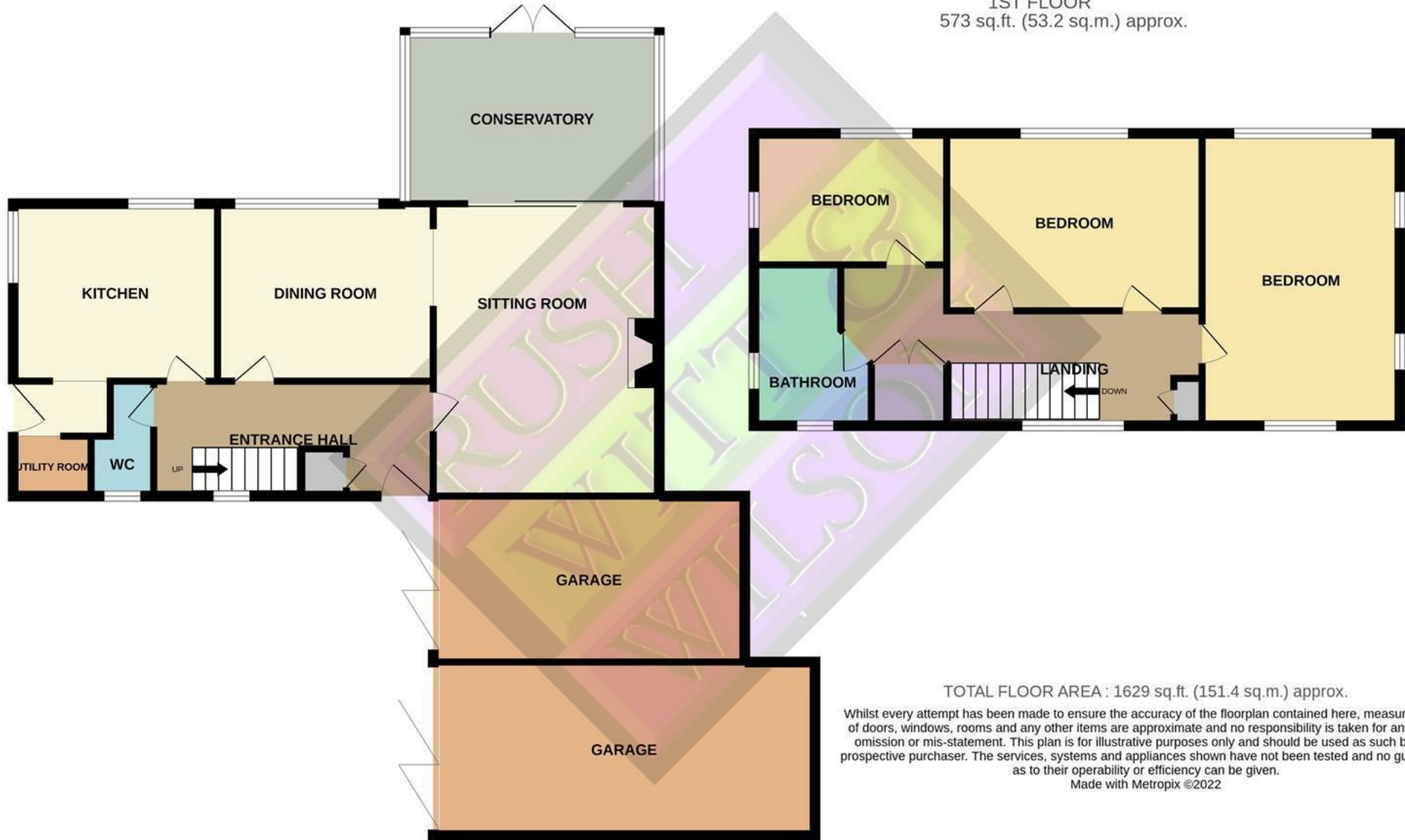
#### **Agents Note**

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.



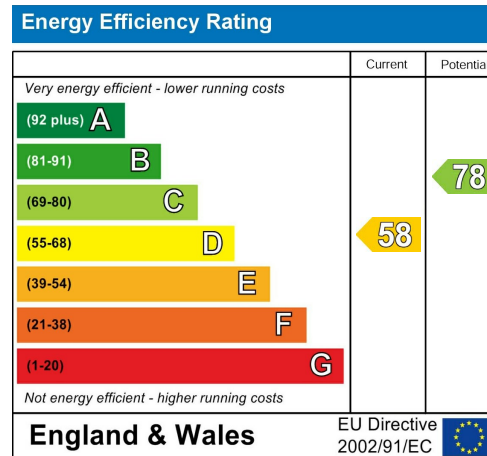
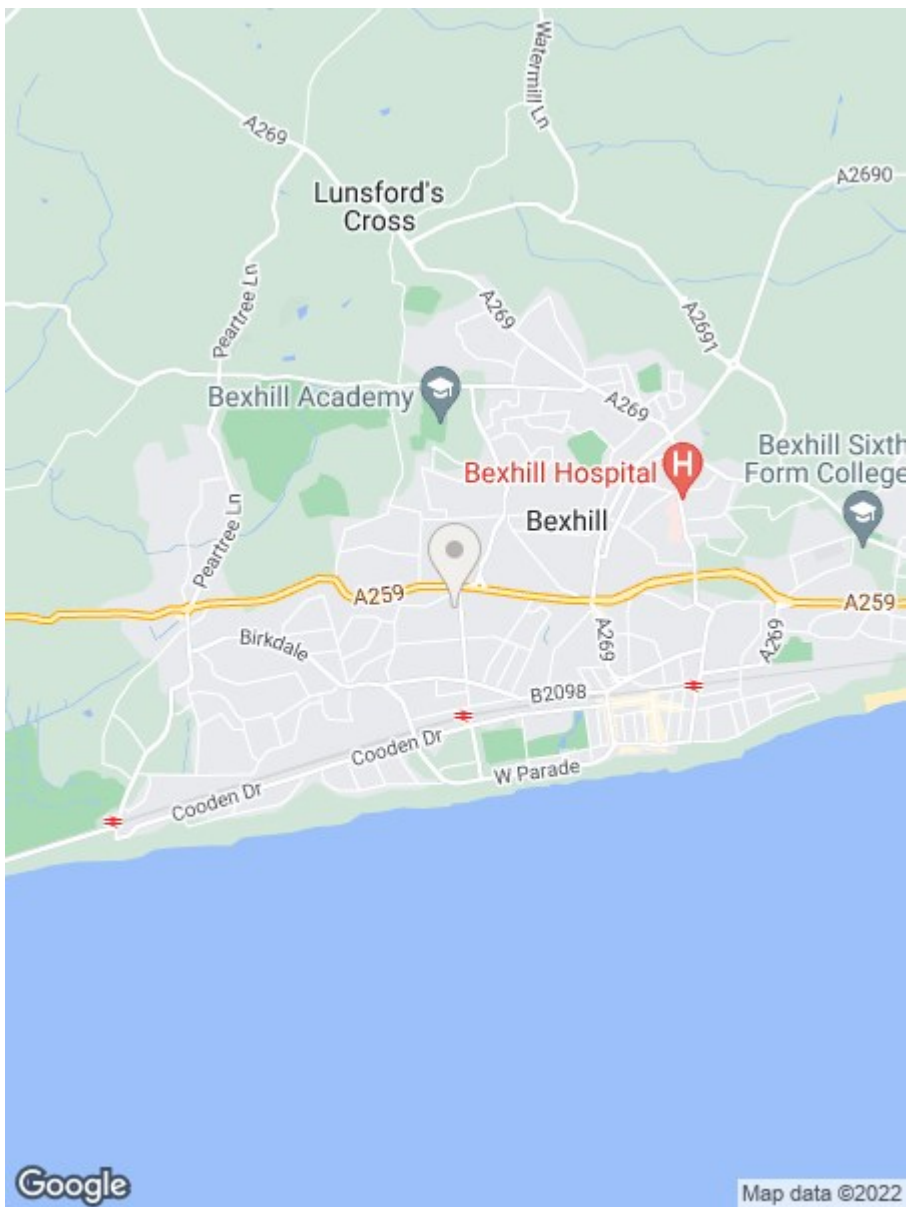
GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.

1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.4 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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