

**RUSH
WITT &
WILSON**



12c Wealden Way, Bexhill-On-Sea, East Sussex TN39 4NY
Guide Price £710,000

A beautiful four bedroom detached bungalow, situated on this substantial private plot, approached via a private gated driveway, offering bright and spacious accommodation throughout. The property comprises bay fronted living room, stunning modern kitchen/dining room, conservatory, utility, four bedrooms, with the main bedroom benefitting from an en-suite and a separate family bath/shower room. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout and ample storage space. Externally the property boasts a large driveway, detached double garage and beautifully established and maintained front and rear gardens, ideally situated in a sought after location of Little Common, Bexhill. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Entrance Hall

Entrance door, two radiators, three large cloaks cupboards, linen cupboard, doors off to the following:

Living Room

18'9" x 14'2" (5.74 x 4.32)

Dual aspect with double glazed bay window to the front, two double glazed windows to the side, two radiators, feature fireplace.

Kitchen/Dining Room

31'3" x 12'1" (9.54 x 3.7)

Modern fitted kitchen with a range of matching wall and base level units, straight edge granite worktop surface, stunning island with five ring gas hob and extractor canopy above, sink with side drainer and mixer tap, space for free standing American style fridge/freezer, integrated cooker, microwave and dishwasher, two radiators, beautiful engineered wood flooring, double glazed window over looking the rear garden, double glazed window to the side, double glazed sliding door leading to the conservatory, door through to:

Utility Room

13'1" x 7'1" (3.99 x 2.18)

Dual aspect with windows to the both side elevations, glass panelled door with views and access onto the rear garden, radiator, matching wall and base level units with laminate work top surfaces, space and plumbing for washing machine, space for tumble dryer, sink with side drainer and mixer tap, gas central heating boiler, electrical consumer unit,

Conservatory

12'11" x 10'3" (3.95 x 3.14)

UPVC construction with double glazed French doors giving access to both sides, windows overlooking the garden.

Bedroom One

23'7" x 15'10" (7.19 x 4.85)

Double glazed bay window to the front elevation, additional window to the side, two large radiators, bespoke fitted furniture comprising dressing table, wardrobe space with hanging space and shelving, over bed storage cupboards, door through to:

En-Suite Shower Room

Modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with chrome wall mounted controls, chrome shower attachment and chrome shower head, panel enclosed bath with chrome mixer tap, chrome heated towel rail, tiled walls, obscure glazed window to the side elevation.

Bedroom Two

13'10" x 12'2" (4.23 x 3.71)

Double glazed window to the rear elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

Bedroom Three

12'3" x 9'8" (3.75 x 2.97)

Double glazed window to the front elevation, radiator, built in storage cupboard with hanging space and shelving.

Bedroom Four

7'10" x 7'3" (2.39 x 2.21)

Double glazed window to the front elevation, radiator.

Family Bath/Shower Room

Modern suite comprising low level wc, vanity wash hand basin and mixer tap, panel enclosed bath with chrome hot and cold taps, additional walk in shower cubicle with wall mounted shower controls, chrome shower attachment and shower head, bidet, radiator, obscure double glazed window to the rear elevation.

Outside

Driveway

Approached via a private gated driveway providing ample off road parking, laid with pebble.

Detached Double Garage

Electric up and over door, side access door.

Rear Garden

Mainly laid to lawn with various plants, shrubs and trees, additional side gardens, greenhouse, enclosed to all sides with fencing, patio area perfect for al fresco dining, side access.

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.

Council Tax Band – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

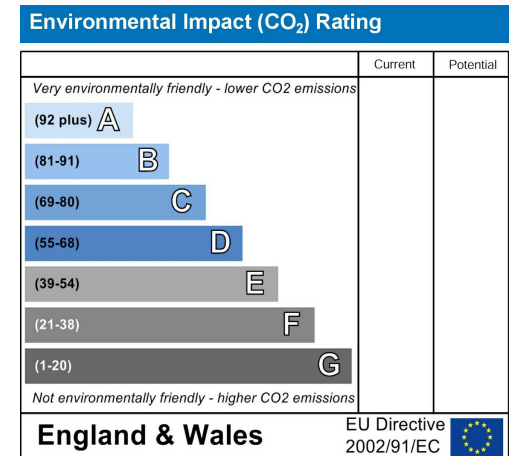
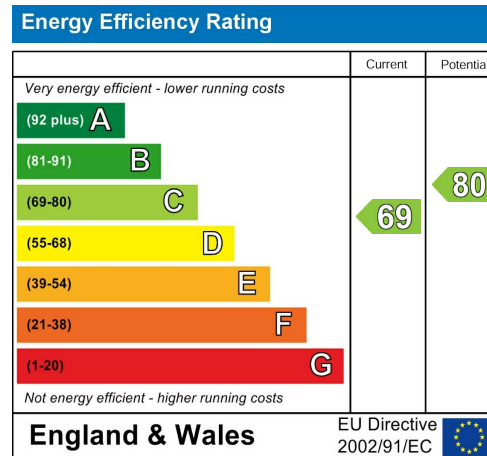
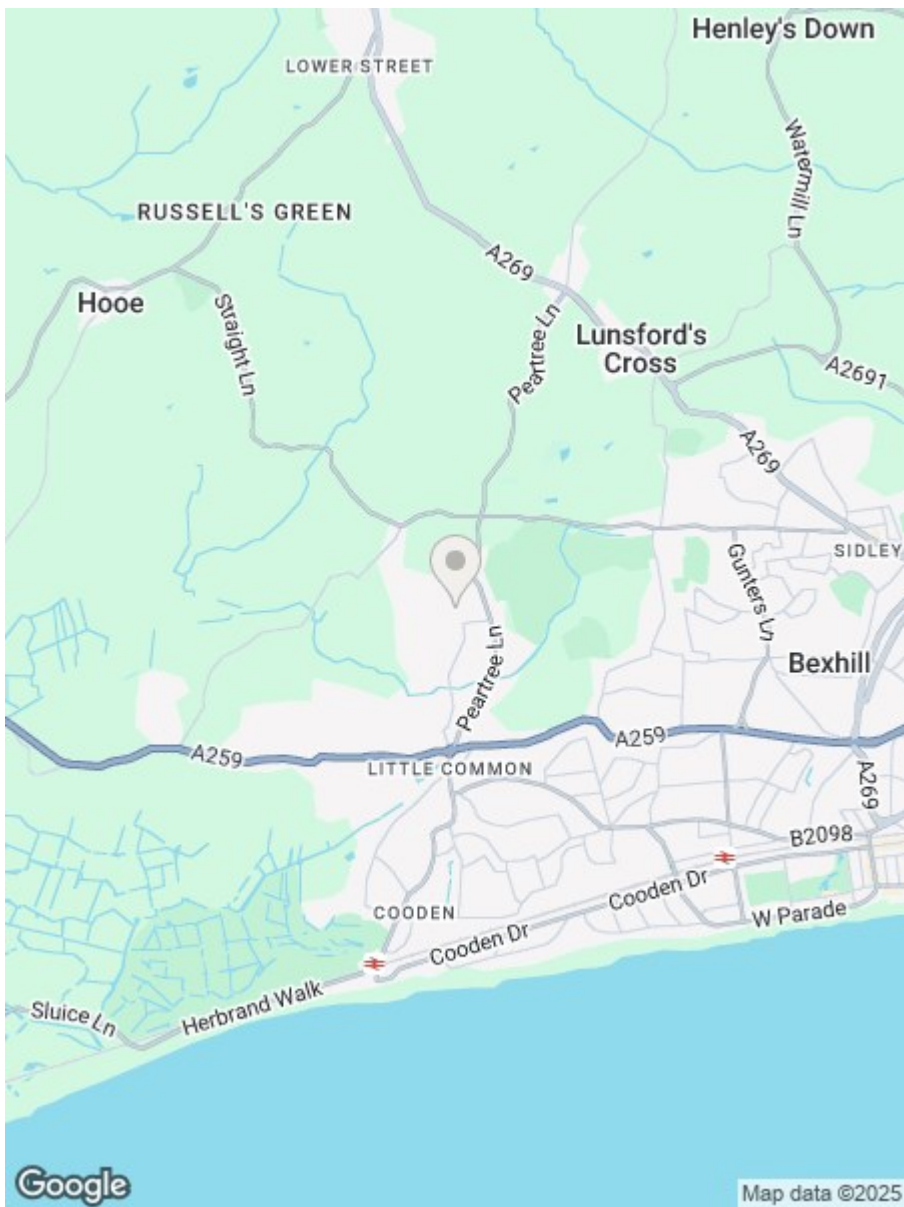


GROUND FLOOR
2058 sq.ft. (191.2 sq.m.) approx.



TOTAL FLOOR AREA : 2366 sq.ft. (219.8 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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