

**RUSH  
WITT &  
WILSON**



**11 Mansell Close, Bexhill-On-Sea, East Sussex TN39 4XA  
Offers In Excess Of £610,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom detached bungalow ideally positioned on this generous corner plot in Little Common. Offering bright and spacious accommodation throughout the property comprises a large L-shaped lounge/diner, brand new modern fitted kitchen, three double bedrooms and a modern fitted bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property boasts a stunning private and secluded wrap around rear garden with extensive and mature plants and shrubs and multiple sun patios. To the front of the property there is a gated driveway providing off road parking for multiple vehicles leading to the double garage currently converted to create a fantastic home office space but could easily be converted back in to a garage. Conveniently tucked away in this quiet and sought after cul-de-sac location within easy walking distance of Little Common Village with its range of amenities, local bus routes and doctors surgery, whilst still only being a short walk to Cooden Beach and Cooden Beach rail station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning property on this extensive plot. **NO ONWARD CHAIN.**



### **Entrance Hall**

Solid timber front door with obscured sidelight window leading to entrance hall, comprising radiator, large storage cupboard with hanging space and shelving providing ample storage space, second storage cupboard with slatted shelving, access to loft space with fitted loft ladder, tiled floor with additional feature hand laid mosaic tile.

### **L-shaped Lounge/Diner**

22'1" x 15'9" (6.75 x 4.82)

L-shaped lounge/diner with double glazed French doors and double glazed sidelight windows to the rear elevation, a second set of double glazed French doors to the side elevation giving access and overlooking the rear garden, two radiators, feature fireplace with modern fitted electric fire, serving hatch through to kitchen, tiled floor.

### **Kitchen**

13'7" x 8'3" (4.15 x 2.53)

Double glazed window and double glazed stable door to the rear elevation giving access onto the rear garden, brand new modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, space for Range Master style cooker, plumbing space for washing machine, composite single sink with drainer and mixer tap, integrated dishwasher, integrated bin cupboard, cupboard housing the gas central heating boiler, part tiled wall, tiled floor.

### **Bedroom One**

14'7" x 10'5" (4.46 x 3.18)

Double glazed window to the side elevation, radiator, fitted double wardrobe with hanging space and shelving.

### **Bedroom Two**

14'7" x 9'3" (4.47 x 2.83)

Double glazed window to the side elevation overlooking the rear garden, radiator, fitted double wardrobe with hanging space and shelving.

### **Bedroom Three**

10'5" x 8'9" (3.19 x 2.67)

Double glazed window to the front elevation, radiator, fitted double wardrobe with hanging space and shelving.

### **Bathroom**

Obscured double glazed window to the rear elevation,

heated black towel rail, white suite comprising vanity unit with wash hand basin, mixer tap and storage drawers and cupboards beneath, low level wc, panelled enclosed corner bath with mixer tap and water jets, a modern fitted walk in corner shower cubicle with wall mounted shower controls, shower attachment, rain effect showerhead and water jets, tiled walls, tiled floor.

### **Outside**

#### **Front Garden**

Five bar gate gives access to driveway, providing off road parking for multiple vehicles.

#### **Double Garage/ Home Office**

16'7" x 16'5" (5.08 x 5.02)

Two single up and over doors give access to the double garage, the garage is currently converted into a large home office space but could easily be converted back to a double garage. Double glazed French doors and double glazed windows to the rear elevation giving access onto the rear garden, two radiators, light, power, access to loft space.

#### **Rear Garden**

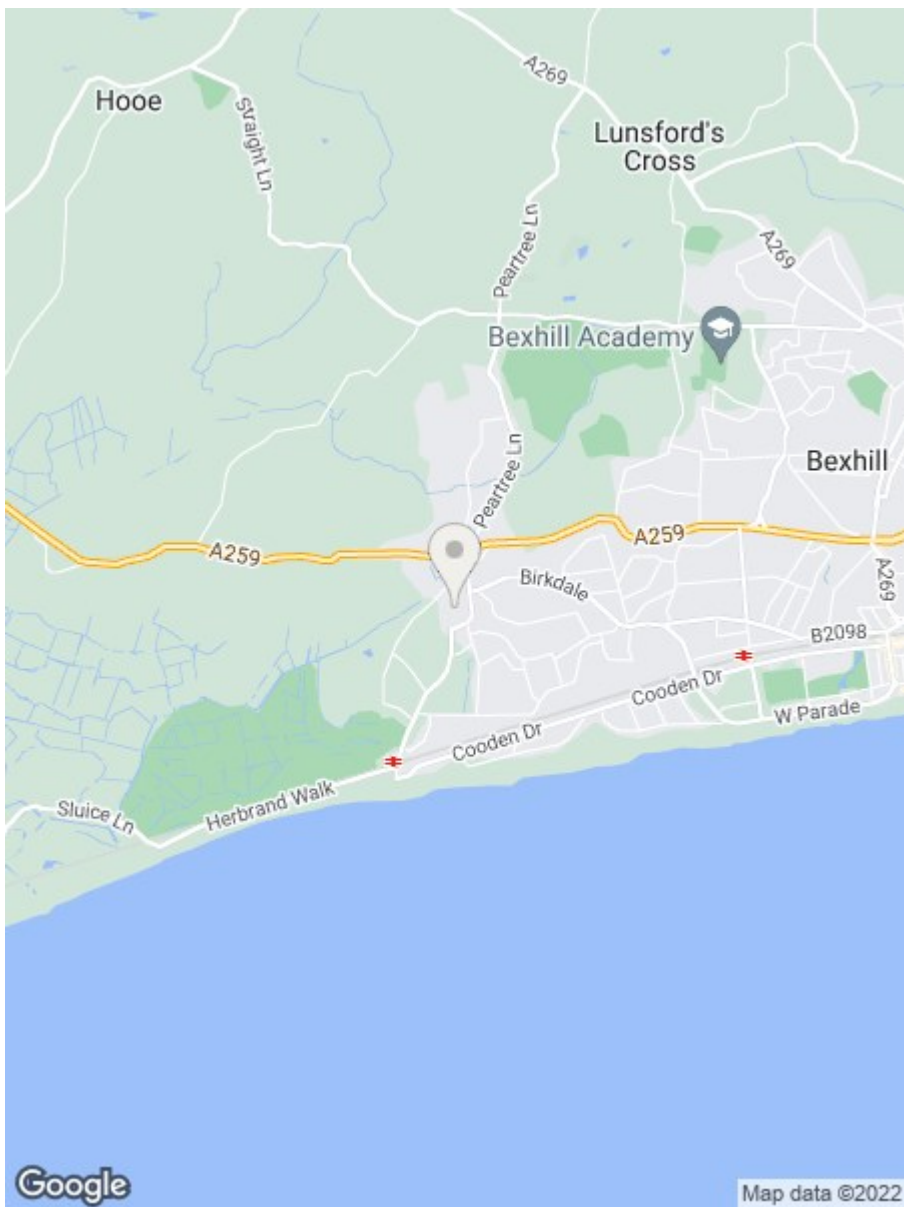
Stunning private and secluded wrap around rear garden with wrap around sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants, shrubs and hedges, a second raised sun patio and additional third raised sun patio to rear of the garden, two timber garden sheds, garden pond, gated access down both sides of the property, rear access into the double garage/home office.

#### **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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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