

**RUSH  
WITT &  
WILSON**



**118 Buxton Drive, Bexhill-On-Sea, East Sussex TN39 4AS  
£375,000**

**Rush, Witt and Wilson are delighted to welcome to the market this three bedroom semi-detached chalet bungalow ideally located in this quiet and sought after location. Offering bright and spacious accommodation throughout the property comprises lounge, large kitchen/diner opening to a sunroom, two double bedrooms and a family bath/shower room all to the ground floor. To the first floor there is a further double bedroom with ensuite shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a beautifully maintained Westerly facing rear garden with large workshop, whilst to the front there is a large tarmac driveway providing off road parking for multiple vehicles. Offered with NO ONWARD CHAIN and ideally located within easy access to local amenities viewing comes highly recommended by RWW Bexhill to appreciate this spacious bungalow in this popular location.**



### **Entrance Hall**

Obscured glass panelled front door leading to entrance hall, radiator, stairs leading to first floor.

### **Lounge**

11'10" x 11'10" (3.63 x 3.61)

Double aspect, double glazed windows to the front and side elevations, radiator.

### **Kitchen/Diner**

16'8" x 12'4" (5.09 x 3.77)

Double glazed window to the side elevation, two radiators, open archway leading through to sunroom, fitted kitchen with a range of matching wall and base level units with straight edge worktop surfaces, integrated electric eye level double oven and grill, worktop mounted gas hob with fitted extractor hood above, space for under counter fridge, space for freestanding fridge/freezer, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for washing machine, plumbing space for dishwasher, recessed ceiling spotlights, part tiled walls.

### **Sunroom**

7'9" x 3'9" (2.37 x 1.15)

Open plan from kitchen, double glazed windows to the front and both side elevations with double glazed door giving access onto the rear garden.

### **Bedroom One**

12'0" x 11'10" (3.66 x 3.63)

Double glazed bay window to the rear elevation overlooking the rear garden, radiator, a range of fitted bedroom furniture comprising wardrobes, shelving units, wall units, dressing table and drawer units with bedside tables.

### **Bedroom Two**

10'11" x 9'4" (3.33 x 2.86)

Double glazed window to the front elevation, radiator.

### **Bathroom**

Obscured double glazed window to the side elevation, radiator, heated chrome towel rail, white bathroom suite comprising low level wc, panelled enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and storage cupboard beneath, bidet with mixer tap, walk in shower cubicle with wall mounted electric power shower and shower attachment, fully tiled walls, extractor fan, wall mounted electric bathroom heater.

### **First Floor Landing**

Door with access through to large airing cupboard/eaves storage with fitted shelving, slatted shelving, doors with access into eaves and housing the hot water cylinder.

### **First Floor Bedroom**

17'5" x 12'1" (5.32 x 3.70)

Double glazed window to the rear elevation, radiator, fitted corner desk unit, doors with access into eaves storage, door giving access into en-suite.

### **En-Suite**

Double glazed velux window to the rear elevation, radiator, walk in shower cubicle with wall mounted electric power shower and shower attachment, vanity unit with wash hand basin and storage cupboard beneath, low level wc, fully tiled walls and floor, recessed ceiling spotlights, extractor fan.

### **Externals**

#### **Front Garden**

Gated entrance into a large tarmac driveway providing off road parking for multiple vehicles, small front garden with mature plants and shrubs, gated side access down one side of the property leading to the rear garden.

#### **Rear Garden**

Westerly facing rear garden with sun patio, the rest of the garden is mainly laid to lawn with mature plants and shrubs, additional patio areas, water feature with pond, large timber workshop, greenhouse, gated side access leading to the front.

#### **Large Timber Workshop**

25'5" x 7'10" (7.75 x 2.40)

Two windows to the front elevation, fitted work benches, light power, shelving, the workshop has partitioned in to three separate rooms.

### **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.





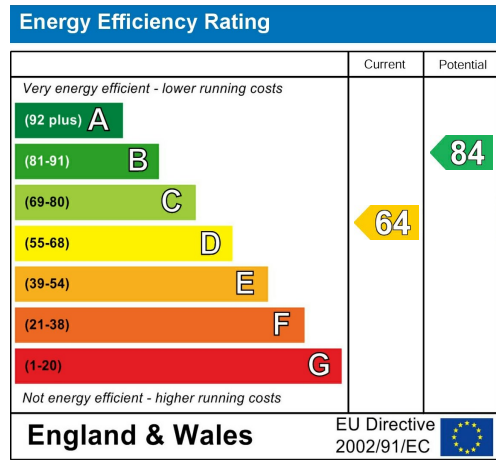
GROUND FLOOR  
APPROX. FLOOR  
AREA 856 SQ.FT.  
(79.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (125.8 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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