

**RUSH
WITT &
WILSON**



**3 Oakleigh Road, Bexhill-On-Sea, East Sussex TN39 4PY
£680,000**

A beautiful detached chalet bungalow, situated in the sought after location of Little Common, Bexhill, within close proximity to Little Common Village with its wide range of amenities, Cooden Beach train station with direct links to London Victoria, Gatwick Airport, Brighton and Ashford International. Offering bright and spacious accommodation throughout the property comprises stunning dual aspect living room, modern kitchen breakfast room, conservatory, five double bedrooms, down stairs bathroom and en-suite. Other internal benefits gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts an in and out driveway providing off road parking for multiple vehicles and a well established south facing rear garden. Viewing comes highly recommended by RWW sole agents . Council Tax Band E.



Entrance Hallway

With obscured glass entrance door, storage cupboard with mirrored sliding doors, double radiator.

Living Room

23'7" x 13'6" (7.19 x 4.14)

Stairs leading to first floor, double glazed bay window to the front elevation, two double radiators, glass panelled sliding doors leading to conservatory.

Kitchen/Breakfast Room

24'5" x 9'0" (7.45 x 2.76)

Double glazed bay windows to the front elevation, additional window to the side, glass panelled door giving access into the conservatory, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven and grill, five ring gas hob with extractor canopy above, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge and freezer, tiled splashbacks, gas central heating and domestic hot water boiler.

Conservatory

26'0" x 9'6" (7.93 x 2.92)

Dual aspect with windows to the rear and side elevations with stunning views across the south facing garden, glass panelled French doors giving access onto the rear patio, three radiators, air conditioning unit.

Bedroom One

17'8" x 11'1" (5.39 x 3.40)

Windows and French doors overlooking the southerly facing rear garden, double radiator, built in bedroom furniture comprising bedside tables, dressing table, wardrobes with hanging space and shelving.

Bedroom Three

12'6" x 12'3" (3.83 x 3.74)

Double glazed bay windows to the front elevation, double radiator.

Study/Bedroom Five

15'3" x 8'9" (4.66 x 2.69)

Double glazed bay window to the front elevation, radiator, fitted furniture comprising wardrobe with sliding doors, shelving units.

Downstairs Bathroom

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls, additional wall mounted shower attachment and showerhead, window to the rear elevation, heated towel rail, tiled walls.

First Floor Landing

Velux window to the southerly aspect overlooking the rear garden, storage cupboard with sliding doors and shelving.

Bedroom Four

17'5" x 16'2" (5.32 x 4.95)

Dual aspect with windows to the front and rear elevations, radiator, eaves storage space, built in wardrobe cupboard.

Bedroom Two

14'5" x 12'4" (4.40 x 3.76)

Glass panelled doors open onto the Juliet balcony with southerly aspect.

En-Suite

Velux window to the side elevation, wc with low level flush, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with chrome controls, chrome hand/shower attachment and showerhead, heated towel rail, tiled floor and tiled walls.

Dressing Area

Outside

Front Garden

Blocked paved in and out driveway providing off road parking for multiple vehicles, area of low maintenance front garden with plants and trees of various kinds .

Rear Garden

Extensive in size, south facing rear garden, beautifully maintained and established with various shrubs, plants and trees, the garden is enclosed to all sides with fencing, timber framed shed and summerhouse, patio areas suitable for alfresco dining. Side access is available, Electric operated Awning providing shaded area along patio.

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.

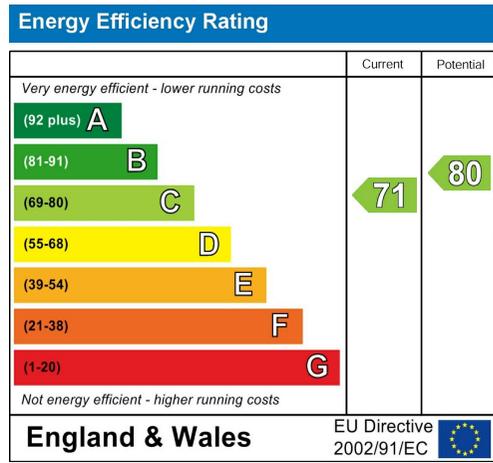
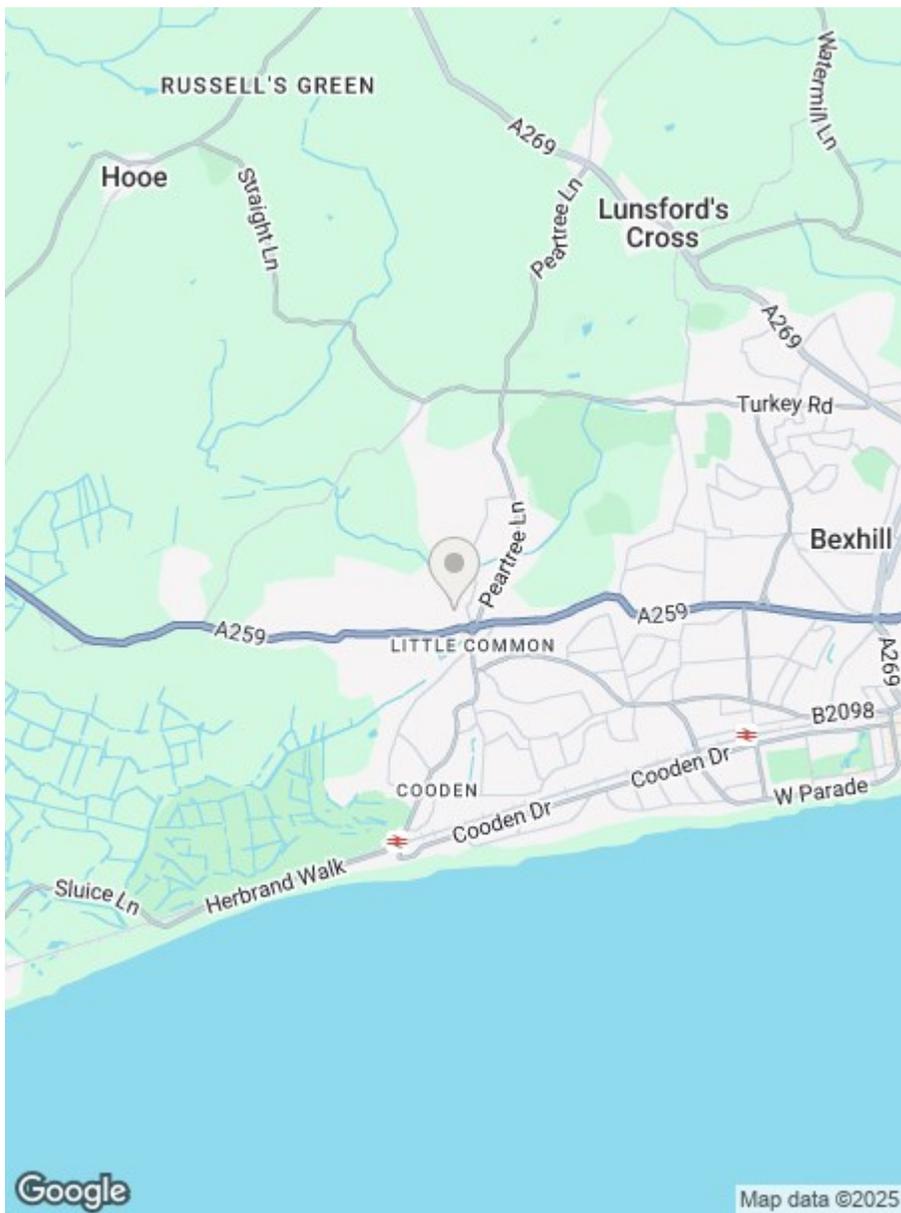




TOTAL FLOOR AREA : 2036 sq.ft. (189.1 sq.m.) approx.

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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