

**RUSH
WITT &
WILSON**



**16 Woodlands, Bexhill-On-Sea, East Sussex TN39 4RJ
£479,000**

An exceptionally well presented four bedroom detached family home ideally tucked away in the corner of this quiet cul-de-sac location of Little Common. Offering bright and spacious accommodation throughout, the property comprises lounge, large 22ft kitchen/breakfast room, utility room, conservatory, separate dining room, four bedrooms with two of the bedrooms further benefiting from en-suite shower rooms, family bathroom and ground floor W.C. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property offers a well maintained garden to the rear of the property, whilst to the front of the property there is ample parking for multiple vehicles and a double garage. Viewing is highly recommended by the Vendors chosen sole agents at RWW Bexhill to appreciate this spacious family home in the sought-after location of Little Common. This property is also being sold with the added benefit on NO ONWARD CHAIN.



Entrance Hallway

Radiator, under stairs storage cupboard with hanging space and shelving.

Cloakroom

Obscured window to rear elevation, radiator, low level w.c. pedestal mounted wash hand basin with mixer tap and tiled splash back, extractor fan and tiled floor.

Living Room

24'5" x 11'3" (7.45 x 3.44)

Bay window to front elevation, rear double doors leading through to conservatory, two radiators, ornamental feature fireplace with fitted electric fire.

Conservatory

15'3" x 12'7" (4.65 x 3.86)

Windows to side and rear elevation, glass panelled doors leading to rear garden, double doors leading through to the kitchen/diner, wall mounted up lighters, tiled floor.

Kitchen/Breakfast Room

22'6" x 14'11" (6.88 x 4.56)

Window to side and rear elevation, double doors leading through to conservatory, two radiators, modern fitted kitchen with a range of matching base and wall level units with roll top work surfaces, integrated fridge/freezer, pull-out larder, inset stainless steel bowl and a half sink with drainer and mixer tap, integrated dishwasher, integrated eye level electric double oven and grill, work top mounted electric hobs with fitted stainless steel extractor hood above, island with storage cupboards, part tiled walls, tiled floor, recess ceiling spotlights, door leading to utility room.

Utility Room

6'3" x 5'7" (1.92 x 1.71)

Obscured door to rear elevation giving access to rear garden, radiator, range of base and wall level units with roll top work surfaces, inset stainless steel sink with drainer and mixer tap, plumbing space for washing machine, under counter space for tumble dryer, wall mounted gas central heating boiler, extractor fan, part tiled walls, tiled floor.

Dining Room

13'4" x 10'7" (4.07 x 3.23)

Bay window to front elevation, door leading through to hallway and separate door leading to kitchen/breakfast room, radiator.

First Floor Landing

Radiator, airing cupboard housing a megaflo pressurised hot water cylinder with slatted shelving and storage space.

Bedroom One

15'0" x 12'3" (4.59 x 3.75)

Window to side elevation, radiator, range of fitted bedroom furniture with a range of drawers and cupboards and dressing table space, two additional fitted wardrobes with a range of hanging space and shelving, door leading to en-suite, access to loft space.

En-Suite Shower Room

Obscured window to side elevation, radiator, white bathroom suite comprising pedestal mounted wash hand basin with mixer tap, low level w.c. walk-in shower cubicle with sliding glass door, wall mounted shower controls and shower attachment, part tiled walls, extractor fan, electric shaver point.

Bedroom Two

10'3" x 9'6" (3.14 x 2.91)

Window to front elevation, radiator, built-in fitted wardrobes with hanging space and shelving, door leading to en-suite.

En-Suite Shower Room

Obscured window to front elevation, radiator, white bathroom suite comprising low level w.c. pedestal mounted wash hand basin with mixer tap, walk-in shower cubicle with sliding glass door, wall mounted shower controls and shower attachment, part tiled walls, recess ceiling spot lights.

Bedroom Three

11'7" x 10'9" (3.55 x 3.30)

Window to front elevation, radiator, fitted wardrobe with hanging space and shelving.

Bedroom Four

9'8" x 9'7" (2.95 x 2.94)

Window to rear elevation, radiator, fitted wardrobe with hanging space and shelving, some fitted bedroom furniture comprising desk and shelving, access to loft space.

Bathroom

Obscured window to rear elevation, radiator, white bathroom suite comprising low level w.c. panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash

hand basin with mixer tap, walk-in shower cubicle with glass folding doors, wall mounted shower controls and shower attachment, part tiled walls, extractor fan, recess ceiling spot lights, shaver point.

Outside

Front Garden

Large block paved pathway providing off road parking for multiple vehicles, mature plant and shrub borders, driveway leads to double garage.

Rear Garden

Mainly patio laid with some artificial grass lawned area and a small raised grass area, mature plant and shrub borders, bordered by close board fencing, side pathway which leads to a timber garden shed, gated side access down the other side of the property, rear door into utility room, outside lighting, external power point.

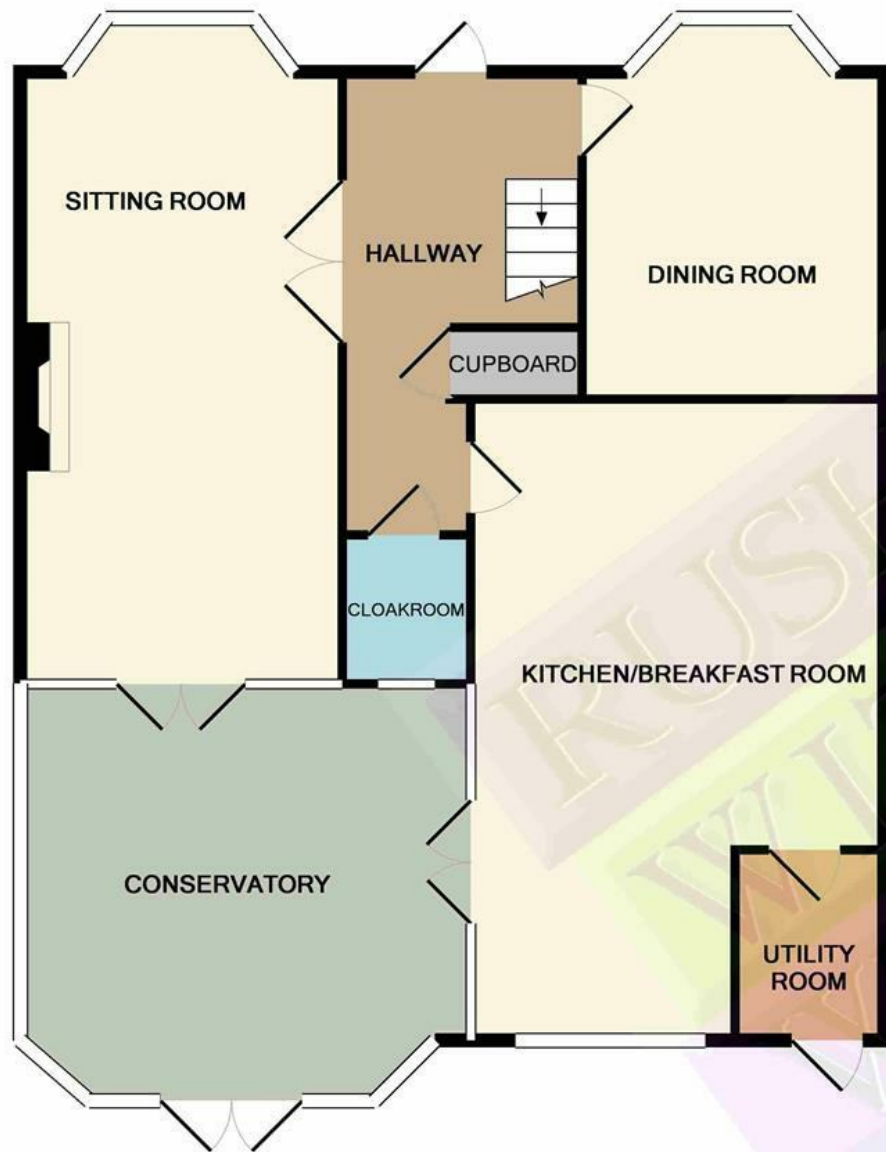
Double Garage

Two single up and over doors, power and light, storage space in the loft space.

Agents Notes

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.





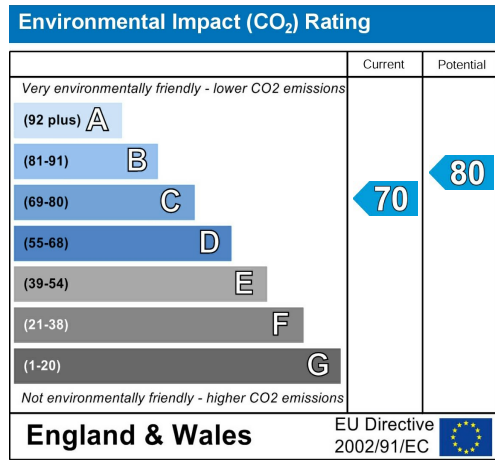
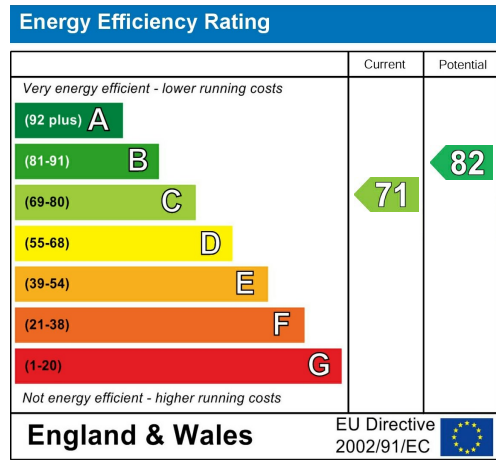
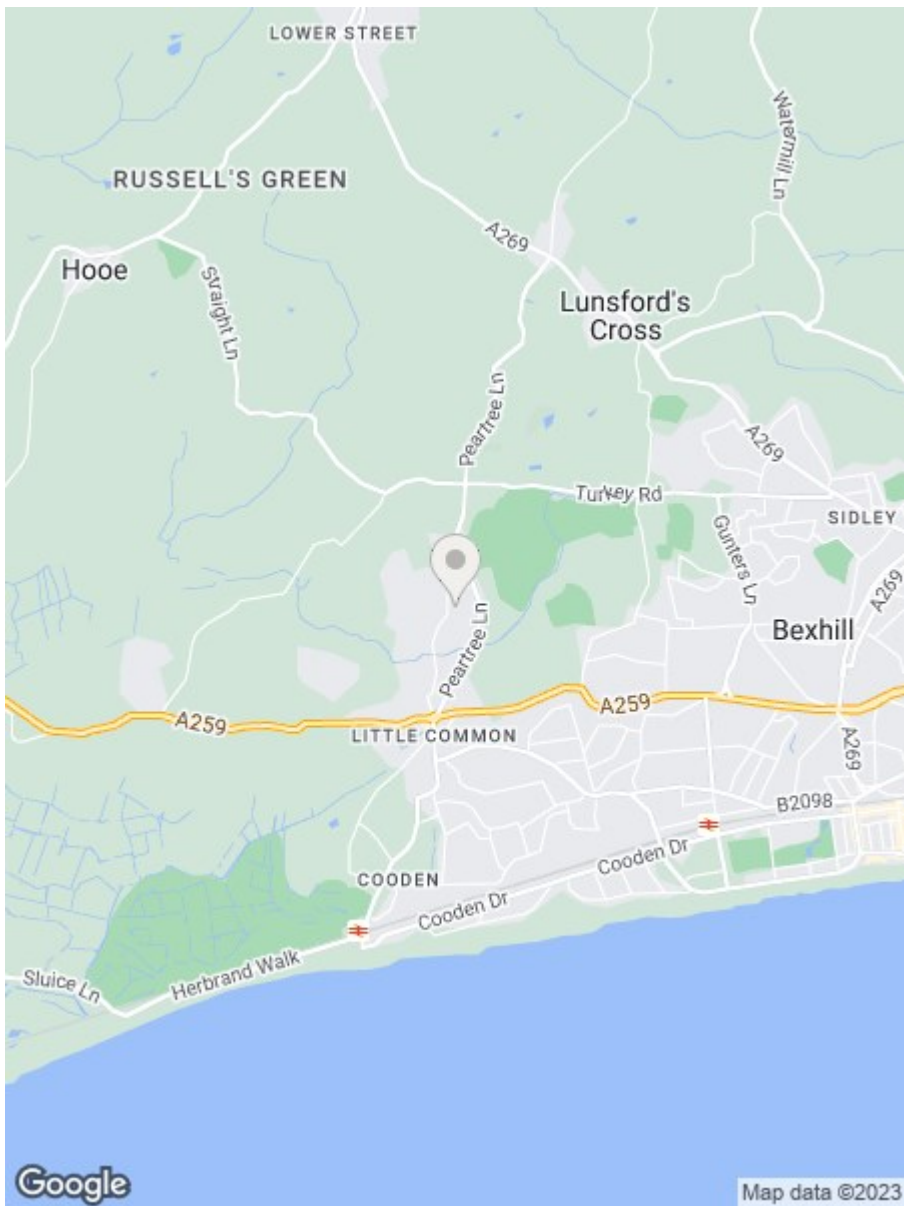
GROUND FLOOR
APPROX. FLOOR
AREA 1060 SQ.FT.
(98.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1877 SQ.FT. (174.3 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



**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk