

**RUSH  
WITT &  
WILSON**



**16a Chestnut Walk, Bexhill-On-Sea, East Sussex TN39 4PS  
£599,000**

**A beautifully presented three/four bedroom chalet style bungalow, situated in the highly sought after location of Little Common Bexhill. Offering bright and spacious accommodation throughout the property comprises bay fronted living room, separate dining room/bedroom four, conservatory, modern fitted kitchen/breakfast room, downstairs shower room, three bedrooms to the first floor, modern family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Outside the property boasts off road parking for multiple vehicles, beautifully established rear gardens, double garage, Viewing comes highly recommended by RWW Bexhill. Council Tax Band E.**



**Entrance Hallway**

With entrance door, stairs leading to the first floor, radiator, under stairs storage cupboard with hanging space.

**Living Room**

21'2" x 12'1" (6.47 x 3.69)

Duel aspect with double glazed windows to the front and side elevations, double radiator, feature gas fire with brick surround, fitted shelving.

**Dining Room/Bedroom Four**

15'9" x 11'1" (4.81 x 3.40)

Glazed panelled sliding doors giving access into the conservatory, double radiator.

**Conservatory**

12'5" x 12'5" (3.81 x 3.79)

Duel aspect with windows to the side and rear elevations overlooking the rear garden, glass panelled sliding door giving access onto the patio area, electric radiator.

**Kitchen/Breakfast Room**

16'1" x 10'2" (4.92 x 3.12)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink unit with drainer and mixer tap, integrated electric oven, microwave, four ring gas hob with extractor canopy above, integrated full length fridge, integrated full length freezer, integrated dishwasher, space and plumbing for washing machine, island with breakfast bar, double glazed windows to the side and rear elevation, glass panelled door giving access onto the side elevation, gas central heating combination boiler.

**Shower Room**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, chrome heated towel rail, tiled walls, extractor fan, double glazed obscured window to the side elevation.

**First Floor Landing**

With access to roof space via loft hatch, storage cupboard with fitted shelving.

**Bedroom One**

12'4" x 11'10" (3.78 x 3.63)

Double glazed bay window to the front elevation, radiator, fitted wardrobe cupboards with sliding doors, shelving and hanging space.

**Bedroom Two**

14'2" x 11'11" (4.32 x 3.64)

Double glazed windows to the rear elevation overlooking the rear garden, radiator, eaves storage.

**Bedroom Three**

7'2" x 6'6" (2.2 x 2.00)

Velux window to the side elevation, built in wardrobe cupboards with hanging space and shelving

**Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome taps, chrome heated towel rail, obscured glass window to the side elevation, airing cupboard with radiator and fitted shelving, tiled walls, extractor fan.

**Outside****Front Garden****Rear Garden****Double Garage**

With electric up and over door, power and light.

**Outside****Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles, the front garden is mainly laid to lawn.

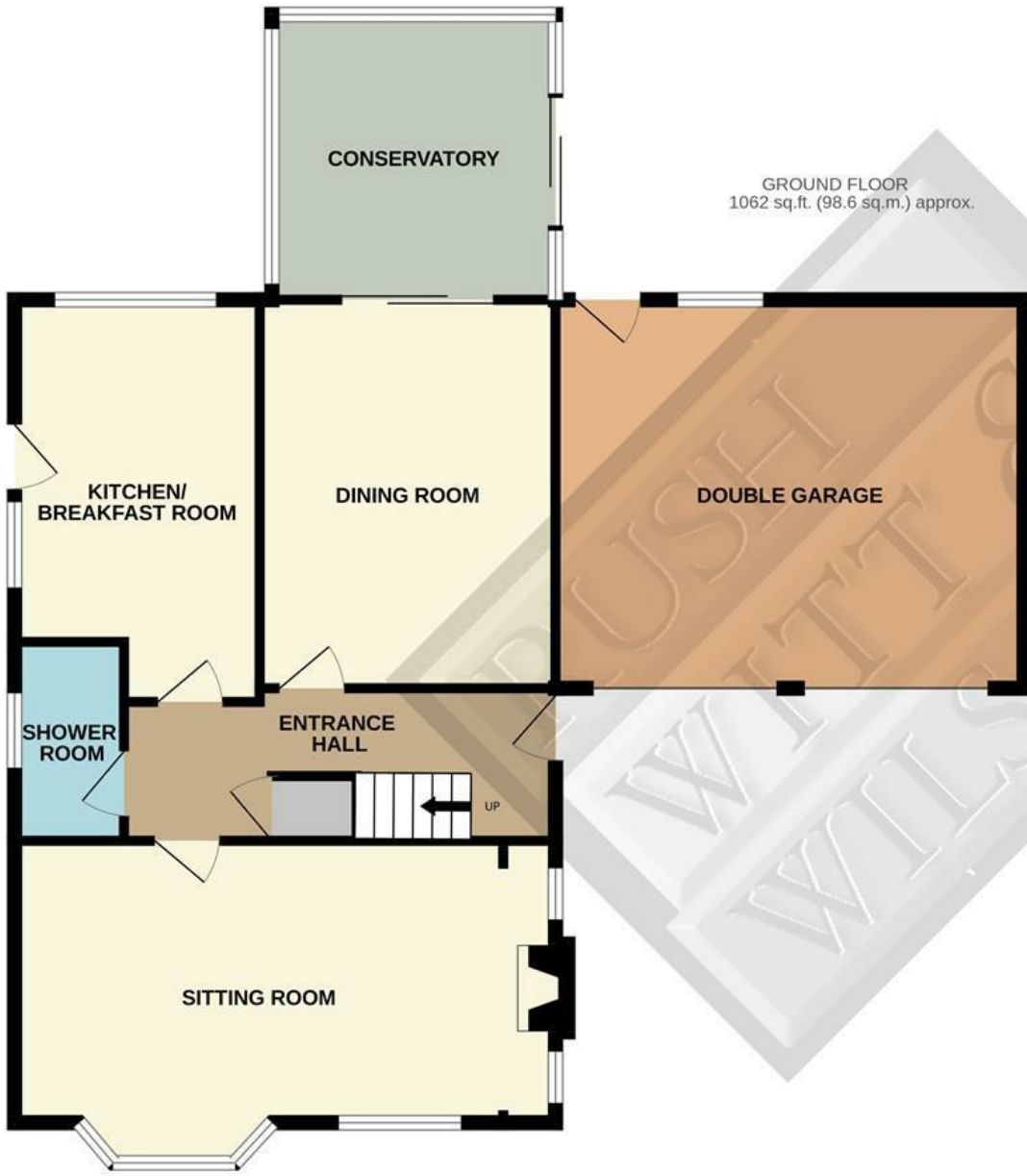
**Rear Garden**

Mainly laid to lawn with patio area and raised decking areas suitable for alfresco dining, fenced and enclosed to all sides, area with small plants and trees of various kinds, side access is available.

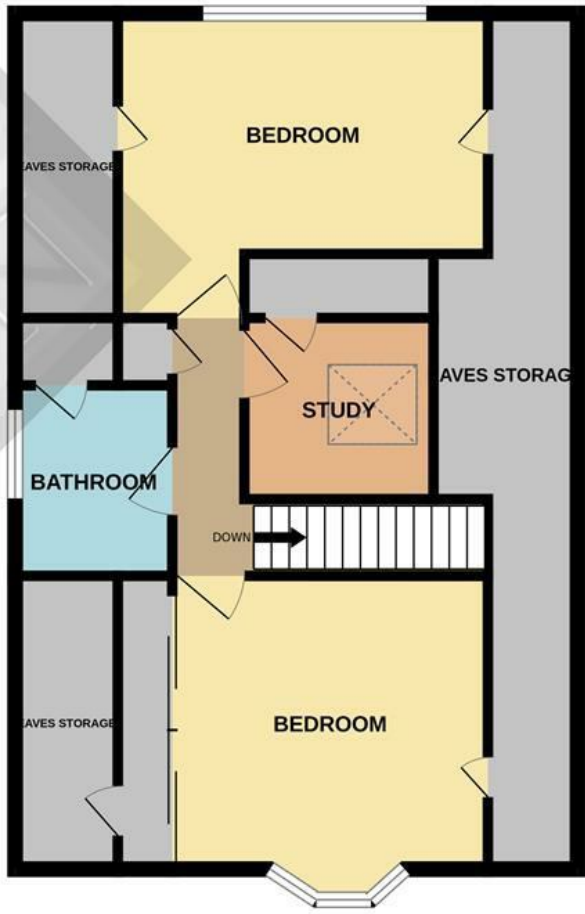
**Agents Note**

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  
1062 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.

TOTAL FLOOR AREA : 1730 sq.ft. (160.7 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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