

**RUSH  
WITT &  
WILSON**



**16 Glyne Ascent, Bexhill-On-Sea, TN40 2NX**  
**£479,950**

**A beautifully presented, completely refurbished and modernised three bedroom detached family house that has been extended and improved to an exceptional level, with oak doors, engineered oak flooring, gas central heating system, double glazed windows and doors, conservatory, off road parking, garage, extensive private front and rear gardens, viewing comes highly recommended by RWW.**



### **Entrance Lobby**

With entrance door, obscured glass window to the front elevation, under stairs storage cupboard, engineered oak flooring.

### **Entrance Hallway**

Double radiator, engineered oak flooring, door through to garage.

### **Cloak Room**

Modern suite comprising wc with low level flush, wall mounted wash hand basin, chrome heated towel rail, tiled floor, mosaic wall tiling, obscure glass window to the side elevation.

### **Living Room**

32'8 x 19'5 at widest point (9.96m x 5.92m at widest point)  
Triple aspect with windows to both front, rear and side elevations, engineered oak flooring, three double radiators, door through to conservatory.

### **Conservatory**

10' x 8' (3.05m x 2.44m)  
Overlooks the rear garden with sliding patio doors.

### **Kitchen**

12'1 x 12'3 (3.68m x 3.73m)  
Window to rear elevation, modern refitted kitchen comprising a range of handle less high gloss finish white base and wall units, single drainer stainless steel sink unit with mixer tap, moon stone fleck laminate straight edge worktop, Bosh gas hob with oven and grill beneath, extractor canopy with light, tiled splashback, space for fridge/freezer, built-in dishwasher, double radiator, ceramic floor tiling, door to side elevation.

### **First Floor Landing**

Window to front elevation, engineered oak flooring, study recessed area, access to roof space.

### **Bedroom One**

16'6 x 11'10 (5.03m x 3.61m)  
Window to rear elevation, double radiator, engineered oak flooring.

### **En-Suite Shower Room**

Suite comprising walk in shower with chrome controls, fixed shower head and hand shower attachment with glass sliding

doors, wc with low level flush, wall mounted wash hand basin, tiled floor and walls, obscured glass window to side elevation.

### **Bedroom Two**

16'3 x 11'4 (4.95m x 3.45m)  
Windows to front and side elevations, double radiator, engineered oak flooring, built in wardrobe cupboards.

### **Bedroom Three**

16'2 x 14'5 (4.93m x 4.39m)  
Windows to side and rear elevation, engineered oak flooring, built in wardrobe cupboards.

### **Family Bathroom**

Modern bathroom suite comprising double ended bath with hand shower attachment, wc with low level flush, wall mounted wash hand basin with vanity drawer beneath, roll top radiator, tiled floor and walls, obscured glass window to the side elevation.

### **Outside**

#### **Front Garden**

Arranged to offer extensive off road parking for vehicles, enclosed with retaining walls to either side, side access is available, shrub and flowerbeds are to be found to the right hand side of the drive.

#### **Rear Garden**

Extensive in size, mainly laid to lawn with a whole host of shrubbery, trees and plants of various kinds, enclosed with a combination of fencing and retaining walls, patio areas for alfresco dining, outside water tap, apple trees and fruit trees, side access is available.

#### **Garage**

Single garage with up and over door, power and light.

#### **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.





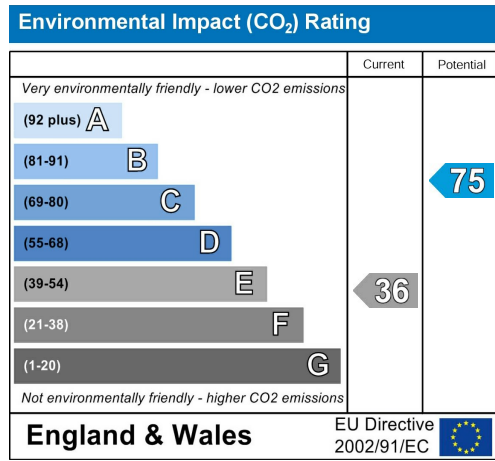
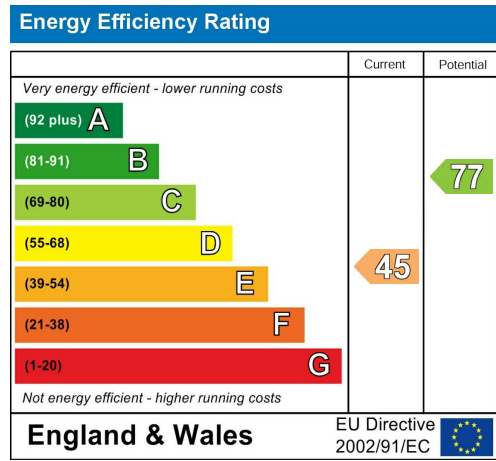
GROUND FLOOR  
APPROX. FLOOR  
AREA 976 SQ.FT.  
(90.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 799 SQ.FT.  
(74.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1775 SQ.FT. (164.9 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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