

**RUSH
WITT &
WILSON**



**37 Furnells Way, Bexhill-On-Sea, East Sussex TN40 2FA
£279,950**

A beautifully presented three bedroom semi detached family home with kitchen/breakfast room, gas central heating system, double glazed windows and doors, downstairs cloakroom, private front and lovely south facing rear garden, off road parking to the side for two vehicles, built in 2017 with the remainder of builders certificate, en-suite to master bedroom, family bathroom, viewing comes highly recommended by RWW sole agents.



Entrance Hall

With entrance door, large cloaks cupboard, covered radiator.

Cloakroom

Wc with low level flush, corner wash hand basin with tiled splashback, single radiator.

Living Room

14'5 x 15'1 (4.39m x 4.60m)

French doors lead out onto the patio area with south facing rear garden, covered radiator and single radiator, large under stairs storage cupboard.

Kitchen/Breakfast Room

12'2 x 7'8 (3.71m x 2.34m)

Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink units with mixer tap, integrated dishwasher, integrated washing machine, gas hob with an inset built in double oven and grill, glass splashback, extractor canopy with light, built in fridge and freezer, window to the front elevation, space for table and chairs.

First Floor Landing

Access to roof space, double radiator, over stairs built in storage cupboard.

Bedroom One

13'9 x 8'5 (4.19m x 2.57m)

Window to rear elevation, single radiator.

En-Suite

Comprising wc with low level flush, single radiator, walk in shower cubicle with electric shower unit, controls and shower head.

Bedroom Two

8'7 x 8' (2.62m x 2.44m)

Window to front elevation with views over adjoining countryside, fitted sliding door wardrobe cupboard, single radiator.

Bedroom Three

8'8 x 6'3 (2.64m x 1.91m)

Window to the rear elevation, single radiator.

Family Bathroom

Suite comprising panelled bath, wc with low level flush,

pedestal wash hand basin with tiled splashback, single radiator, electric shaver point, obscure glass window to the front elevation.

Outside**Front Garden**

Pathway to the front entrance door, neatly planted borders, private off road parking is available to the side of the property for two vehicles.

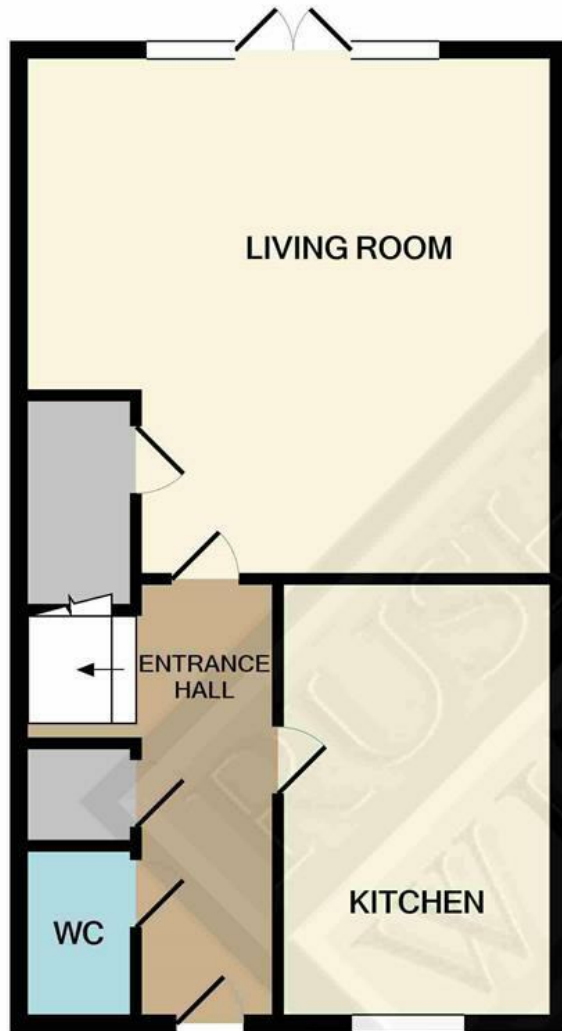
Rear Garden

Southerly facing, mainly laid to lawn, all enclosed with fencing to all sides offering privacy and seclusion, patio area for alfresco dining, timber framed shed.

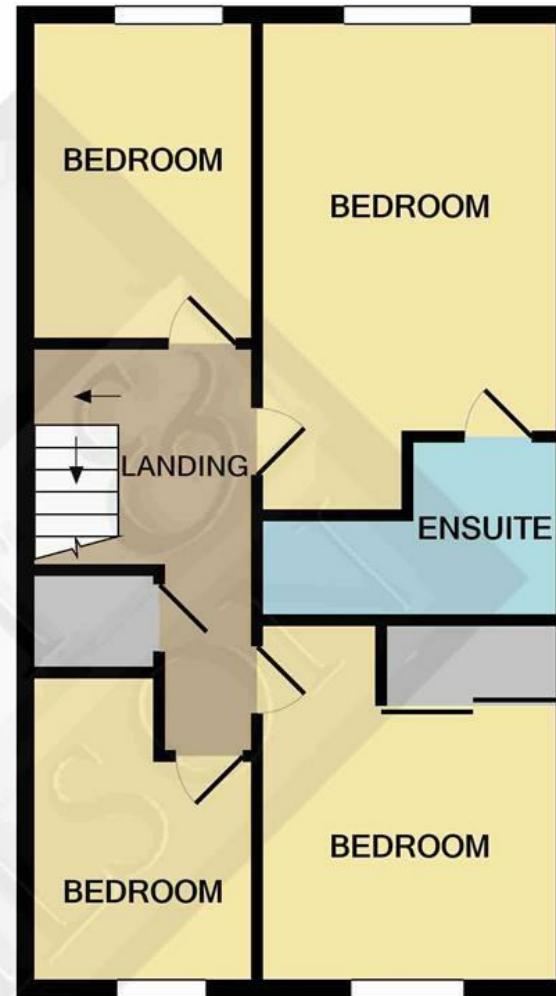
Agents Note

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.





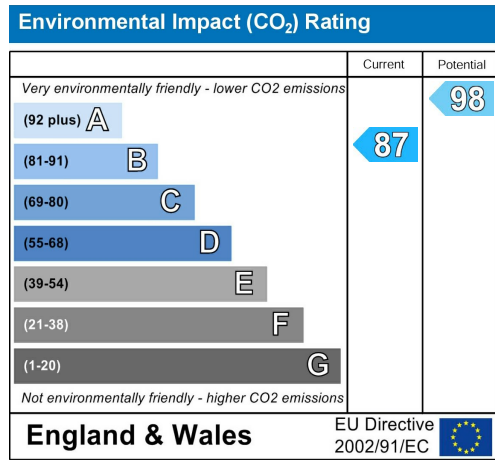
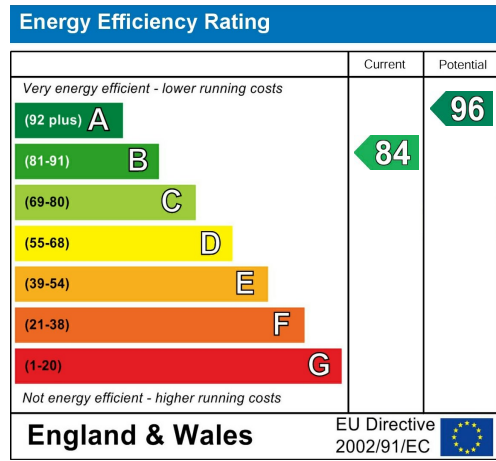
GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(36.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 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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