4 Sutherland Close, Bexhill-On-Sea, East Sussex TN39 3QJ

Offers In Excess Of £362,500 Freehold

A well presented spacious two double bedroom detached bungalow with accommodation comprising a modern fitted kitchen, lounge/dining room, conservatory and a shower room. Other benefits include gas central heating system and double glazed windows and doors. Outside of the property there are private front and rear gardens, off road parking and a garage. The property is situated conveniently close to the Downs at Bexhill and also Collington railway station with its parade of shops, no chain. Viewing comes highly recommended by Rush Witt & Wilson, Sole agents.

Entrance Porch
Entrance door, obscure glass windows overlooking the front elevation.

Entrance Hallway
Single radiator, two cloaks cupboards and airing cupboard with pre-lagged hot water cylinder.

Cloakroom
Wc with low level flush, wall mounted wash hand basin, double radiator, tiled walls, tiled floor, obscure glass window to the side elevation.

Living/Dining Room
21'6 x 15'9 (6.55m x 4.80m)
Windows both to the front and the rear elevations with door to side, three double radiators, original fireplace with inset electric coal effect fire.

Conservatory
12' x 9'10 (3.66m x 3.00m)
UPVC double glazed construction overlooking the rear and side gardens with double radiator, door to side.

Kitchen
12'2 x 12'1 (3.71m x 3.68m)
Obscure glass window overlooks the side elevation. Fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, integrated oven and grill with gas hob, extractor canopy and light, space for additional white goods, double radiator. Door to the side lobby and recess for a fridge/freezer.

Study
12'10 x 10'4 (3.91m x 3.15m)
Windows to front, rear and side elevations and door to the rear garden.

Bedroom One
12'9 x 12' (3.89m x 3.66m)
Window to the rear elevation with single radiator.

Bedroom Two
15'11 x 11'6 (4.85m x 3.51m)
Window to the front and side elevations, single radiator, fitted wardrobe cupboards.

Shower Room
Suite comprising walk-in shower with electric shower unit and shower head, sliding door, inset wash hand basin with vanity unit beneath, obscure glass window to the side elevation, tiled walls, tiled floor and double radiator.

Outside

Front Garden
Mainly laid to lawn with a whole host of mature shrubbery, plants of various kinds and enclosed by fencing to all sides, off road parking available on driveway.

Single Garage
With power and light.

Rear & Side Gardens
These are extensive in size with a beautiful patio area for alfresco dining which is private and secluded and opens out onto a large lawned area with a whole host of trees, plants and shrubbery of various kinds. There is a summerhouse/office to the rear of the garden and additional shed and additional patio areas are to be found. The garden is enclosed fully with fencing and some trellising to all sides and there is an outside water tap.

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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

GROUND FLOOR
1417 sq.ft. (131.7 sq.m.) approx.

TOTAL FLOOR AREA : 1417 sq.ft. (131.7 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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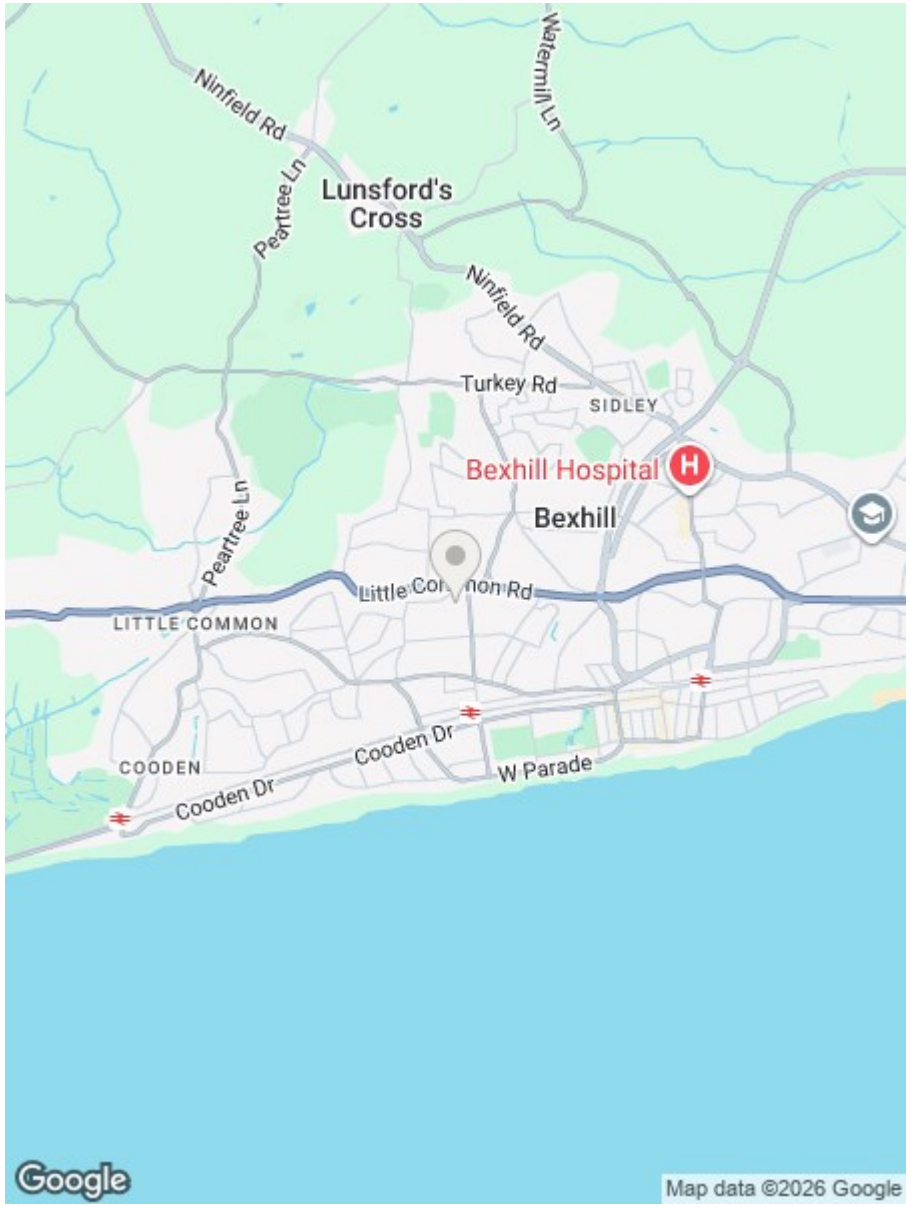

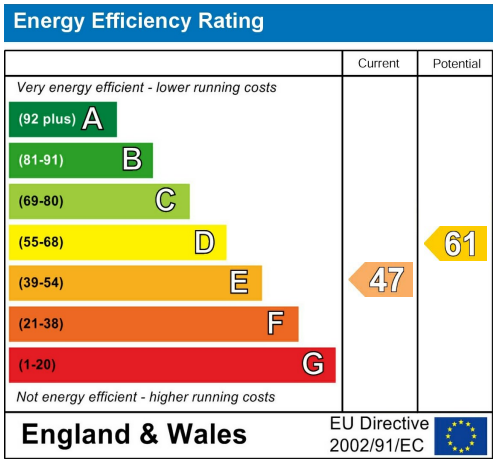

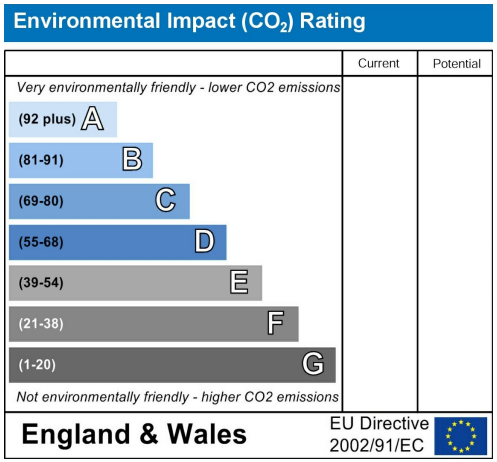

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