

**RUSH
WITT &
WILSON**



**9 Beech Close, Bexhill-On-Sea, East Sussex TN39 4NW
£519,950**

An opportunity to acquire this exceptionally well presented two/three bedroom detached bungalow, ideally located in this quiet and sought after cul-de-sac location in Little Common. Having been modernised to an exceptional standard by the current owners and offering bright and spacious accommodation throughout, the property comprises a stunning modern fitted kitchen/breakfast room leading to a large conservatory, two double bedrooms with the master bedroom benefiting from en-suite shower room, lounge (that is currently being used as a third bedroom), modern fitted shower room and a garden sunroom/home office. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property boasts a beautifully maintained south facing rear garden with stunning rooftop and treetop views, front garden and large driveway providing off road parking for multiple vehicles leading to the garage/storage room. Ideally situated in the 'leafy' Highwoods area within close proximity to the amenities at Little Common Village while still being only 1.5 miles from Cooden Beach and Cooden Beach Rail Station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow in this highly desired location.



Entrance Hall

Obscured glass panelled double glazed front door, with obscured double glazed side light window leading to hallway, hallway comprises recessed ceiling spotlights, access to loft space with fitted pull down ladder (part boarded).

Kitchen/Breakfast Room

15'5" x 9'7" (4.70 x 2.94)
Double glazed window to the side elevation, modern designer vertical radiator, modern fitted kitchen with a range of matching base and tall cupboard units with laminate straight edge worktop surfaces, integrated fridge/freezer, integrated eye level electric Neff oven with sliding hideaway door, integrated microwave, integrated wine cooler, integrated washing machine, stainless steel single sink with drainer and mixer tap, worktop mounted induction hob with fitted extractor hood above, tiled splashback, tiled upstand, recessed ceiling spotlights, open archway leading through to the conservatory.

Conservatory

16'6" x 9'10" (5.05 x 3)
Double glazed windows to the rear and side elevations, with a set of double glazed French doors giving access onto the rear garden, feature slate effect tiled wall with inset modern, designer electric fireplace and alcove for tv.

Lounge/Bedroom Three

14'6" x 12'2" (4.43 x 3.71)
Double glazed window to the front elevation, radiator, large built in wardrobes with sliding doors comprising hanging space and shelving, recessed ceiling spotlights.

Master Bedroom

18'4" x 12'9" (5.59 x 3.90)
Obscured double glazed window and double glazed door to the rear elevation, giving access onto the rear garden, modern vertical radiator, recessed ceiling spotlights, fitted wardrobes with a range of hanging space and shelving, sliding door giving access onto the en-suite shower room.

En-Suite Shower Room

Heated chrome towel rail, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead with aqua panelled walls, small vanity un with wash hand basin, mixer tap and storage cupboard beneath, recessed ceiling spotlights and extractor fan.

Bedroom Two

13'5" x 10'5" (4.10 x 3.19)
Double glazed window to the front elevation, radiator, recessed ceiling spotlights.

Shower Room

Obscured double glazed window to the side elevation, heated chrome towel rail, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, aqua panelled walls, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, part tiled walls, recessed ceiling spotlights, extractor fan.

Garden Sunroom/ Study

8'3" x 8'6" (2.54 x 2.60)
Double glazed windows and double glazed French doors to the rear elevation overlooking and giving access onto the rear garden, recessed ceiling spotlights.

Outside

Rear Garden

South facing rear garden with sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants and shrubs, raised timber decking terrace, far reaching treetop and rooftop views, gated access down both sides of the property leading to the front, three timber garden sheds.

Front Garden

The front garden is mainly laid to lawn with mature plants and shrubs, blocked paved driveway and additional gravel driveway providing off road parking for multiple vehicles leading to the single garage/storage room.

Single Garage/Storage Room

9'3" x 8'8" (2.83 x 2.65)
With up and over door, wall mounted gas central heating combination boiler, electric meter, electric consumer unit, gas meter.

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.

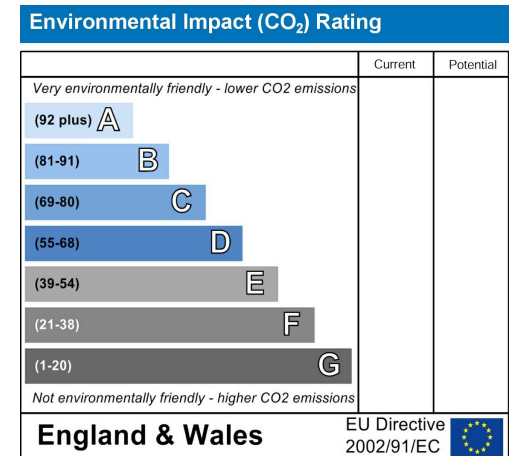
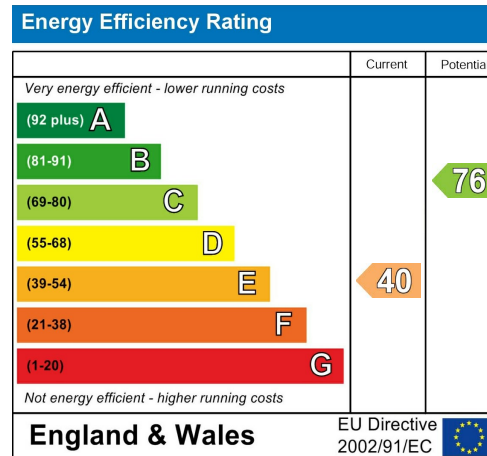
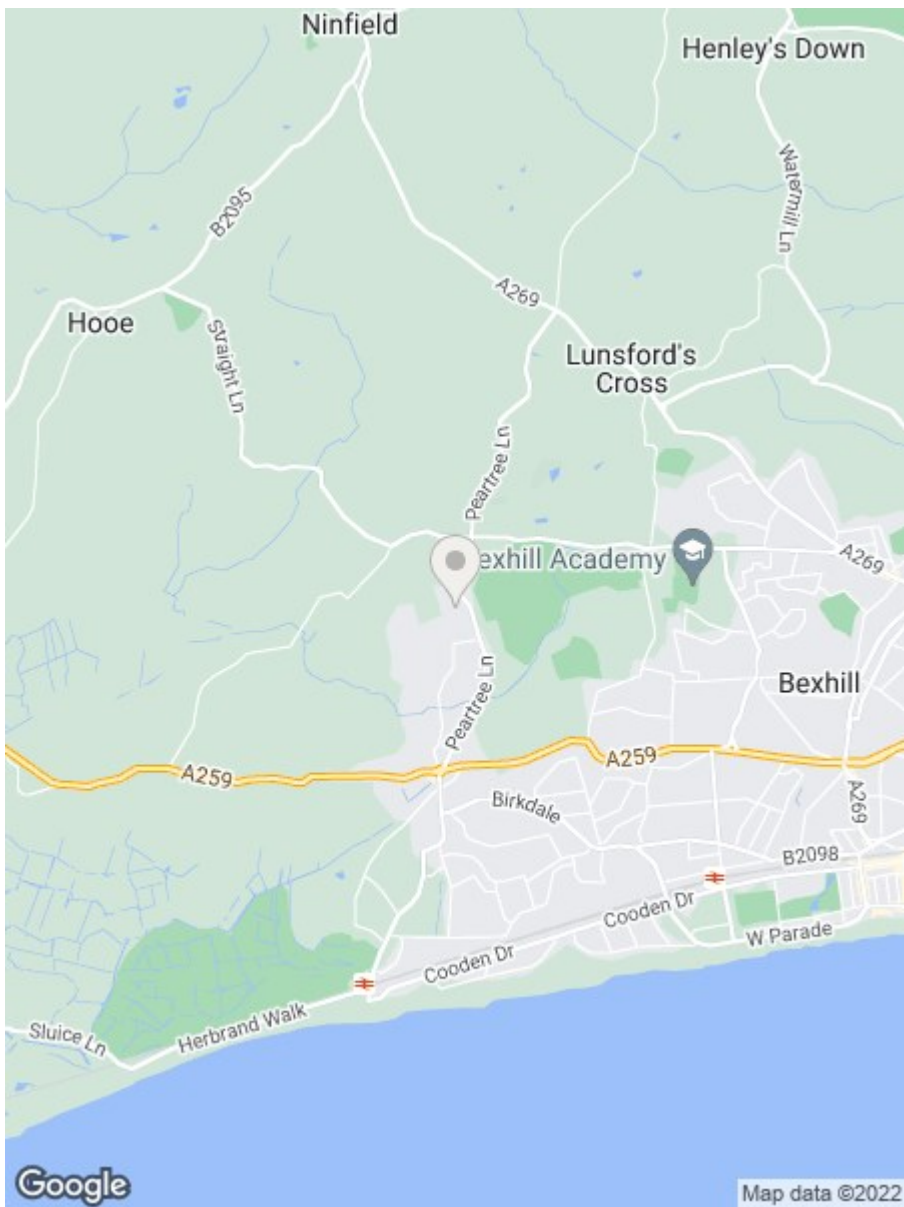


GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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