

**RUSH
WITT &
WILSON**



3 Wilkins Way, Bexhill-On-Sea, East Sussex TN40 2RD
Guide Price £499,950

RWW are excited to present this beautifully designed detached house, located in a quiet cul-de-sac consisting of only four unique homes in the sought-after Pebsham area of Bexhill. This property offers spacious and flexible living, ideal for families or multi-generational living arrangements, with five bedrooms and two kitchens. As you enter, you'll find a split-level entrance hall leading to a modern cloakroom. The lower level features an expansive living room with patio doors that open into the rear garden, flowing seamlessly into the dining room through an archway. A contemporary fitted kitchen/ breakfast room extends to a separate utility room, making day-to-day living convenient. The master bedroom suite is also on this level, complete with a generous double bedroom, fitted wardrobes, and an en-suite shower room. Ascending to the first floor, you'll discover a versatile space currently arranged as a modern kitchen and a lounge with access to a balcony, along with a stylish shower room—both of which could easily be converted into additional bedrooms if needed. Two further double bedrooms, a spacious family bathroom, and a split-level landing lead to another double bedroom, enhancing the property's adaptability. Outside, the property is complemented by a block-paved driveway that accommodates two additional parking spaces, along with a garden area opposite the house. The rear garden faces south, offering a mature, serene escape with a patio area and two levels of lawned garden, enhanced by flower borders and trees for privacy. This exceptional property must be viewed to truly appreciate the quality and expansive accommodation it offers. Don't miss the chance to make it your family home! Tax Band E.



Entrance Hallway

With entrance door to the front elevation, galleried landing.

Cloakroom

WC with low level flush, double radiator, pedestal mounted wash hand basin, mosaic tiled splashback, obscured glass window to the side elevation, double radiator, large built in storage cupboard, additional under stairs storage cupboard.

Living Room

16'0" x 13'5" (4.90 x 4.10)

French doors and windows overlook the rear elevation, two double radiators, beautiful contemporary real flame inset fire.

Dining Room

11'6" x 11'4" (3.53 x 3.46)

Window to the front elevation, double radiator.

Kitchen/Breakfast Room

18'3" x 17'4" (5.58 x 5.29)

Two windows overlook the rear southerly elevation, double radiator, beautiful fitted kitchen comprising a range of base and wall units with laminate worktops, single circular stainless sink unit with mixer tap and drainer, integrated dishwasher, integrated double oven with grill, electric hob with extractor canopy and lights, tiled splashbacks, space for American style fridge/freezer, area for table and chairs, personal door to side.

Utility Room

9'8" x 8'0" (2.97 x 2.44)

Window to the side elevation, base and wall units with laminate worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, tiled splashbacks, wall mounted gas central heating and domestic hot water boiler, double radiator.

Inner Hallway

With stairs leading to

Bedroom One

15'8" x 14'0" (4.78 x 4.28)

Window to the side elevation, two double radiators, built in wardrobe cupboards.

Shower En-Suite

Comprising walk in shower with chrome controls, and

chrome showerhead, wc with low level flush, tiled walls, heated chrome towel rail.

First Floor Landing

With galleried landing.

Bedroom Three

13'10" x 11'10" (4.23 x 3.62)

Window to the front elevation with balcony access via patio doors.

En-Suite Bathroom

Comprising walk in shower with chrome controls and chrome showerhead, sliding doors, wc with low level flush, pedestal mounted wash hand basin, chrome heated towel rail, tiled walls, Velux window to the rear southerly elevation.

Second Kitchen

10'10" x 9'6" (3.32 x 2.90)

Velux window to the rear elevation, fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl single drainer sink unit with mixer tap, electric hob with oven and grill beneath, space for fridge freezer, tiled splashbacks, breakfast bar area, double radiator.

Bedroom Five

11'0" x 9'0" (3.37 x 2.75)

Velux window to the rear elevation, double radiator.

Bedroom Four

13'0" x 9'3" (3.97 x 2.83)

Velux window to the rear elevation, window to side, double radiator, fitted wardrobe cupboards.

Bathroom

Suite comprising panelled bath with hand/shower attachment, shower screen, wc with low level flush, bidet, pedestal mounted wash hand basin, tiled splashback, mirror, light, electric shaver point, chrome heated towel rail, obscured glass window to the side elevation.

Top Floor Half Landing

Bedroom Two

14'8" x 13'0" (4.48 x 3.97)

Two Velux windows overlook the side elevation with stunning sea views, double radiator, fitted wardrobe cupboards with shelving.

Outside

Front Garden

Designed with ow maintenance in mind, off road parking is available to the front of the property on bricked paved driveway, shingled areas, pathways giving side access, two additional parking space can be found opposite the property. The property is enclosed with a combination of fencing and retaining walls to all sides, intercom system.

Rear Garden

Mainly laid to lawn, with two timber framed sheds, beautiful views across Bexhill, bricked paved patio areas for alfresco dining, awning, well stocked with plants, shrubs and trees of various kinds offering an attractive outlook, private and secluded, 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.



GROUND FLOOR & LOWER
GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



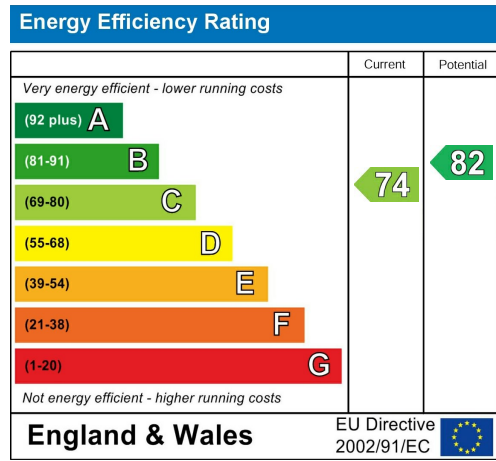
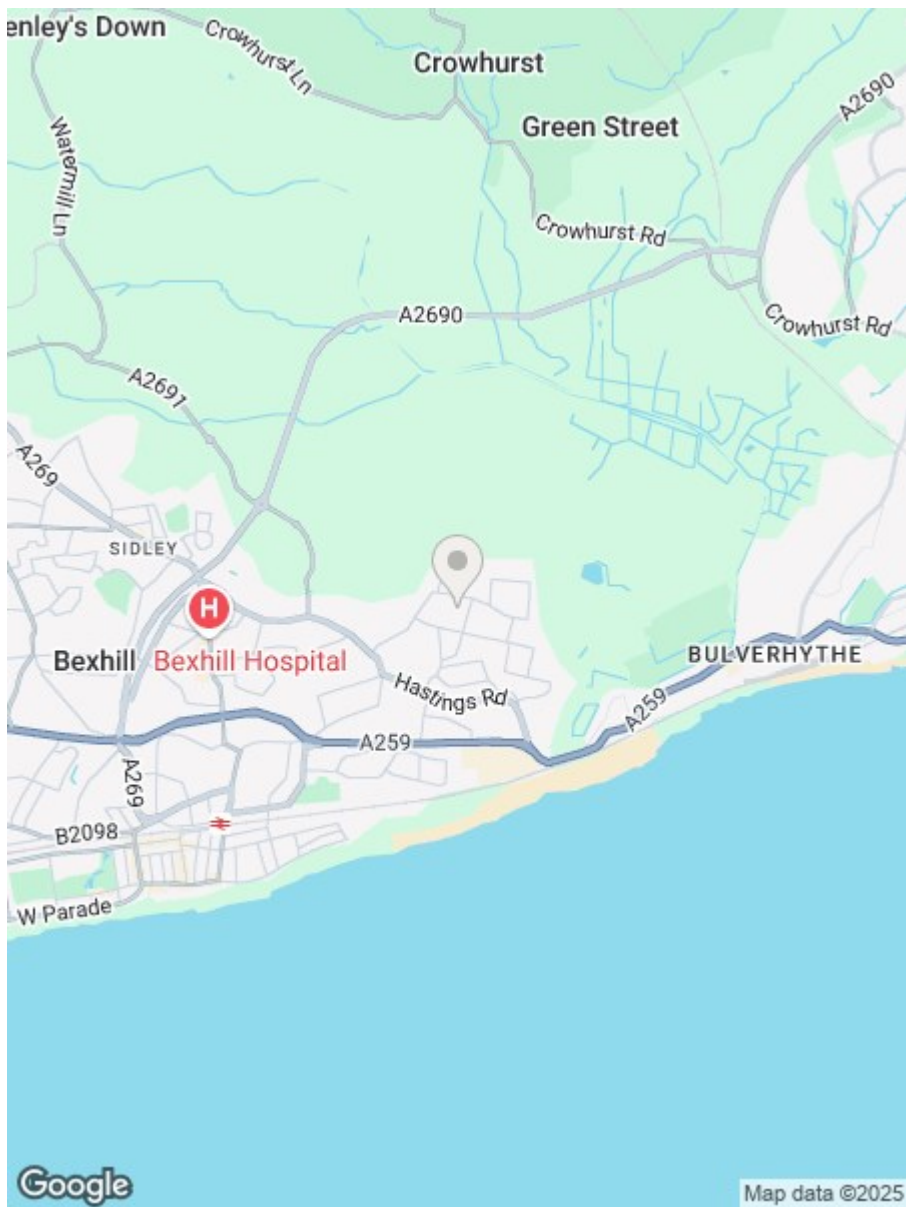
1ST FLOOR AND 2ND FLOOR
BEDROOM
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 2046 sq.ft. (190.1 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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