

**RUSH  
WITT &  
WILSON**



**2 Pages Lane, Bexhill-On-Sea, East Sussex TN39 3RD  
£499,000**

Rush, Witt and Wilson are delighted to welcome to the market this well presented four bedroom detached chalet bungalow ideally located in this highly sought after location of west Bexhill. Offering bright and spacious accommodation throughout, the ground floor the property comprises lounge with log burning stove, conservatory, modern fitted kitchen, separate dining room, bedroom and 'Jack and Jill' bathroom. To the first floor there is a further three double bedrooms and additional bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offer a beautifully maintained, westerly facing rear garden, front garden, large driveway providing off road parking for multiple vehicles leading to a over sized garage. Ideally situated within easy access to local bus stops, Collington train station and Collington Woods and with Bexhill seafront a short walk of approximately 0.5 miles. Viewing comes highly recommended by vendors chosen sole agents RWW Bexhill to appreciate this spacious chalet bungalow in this popular location.



### **Entrance Hall**

Obscured double glazed front door with obscured double glazed side light window leading to entrance hall, with stairs leading to first floor, cloaks cupboard with hanging space and shelving, radiator, parquet flooring, set of glass double doors leading through to lounge.

### **Lounge**

19'10" x 12'10" (6.07 x 3.92)

Double glazed sliding patio doors giving access to the conservatory, two radiators, stunning feature brick fireplace with log burning stove, parquet flooring.

### **Conservatory**

17'6" x 7'10" (5.34 x 2.40)

Double glazed windows to both side and rear aspect overlooking the rear garden, two double glazed sliding patio doors to each side giving access onto the rear garden, tiled floor, wall mounted up-lighters.

### **Dining Room**

16'4" x 9'11" (4.98 x 3.03)

Double aspect, double glazed windows to the front and side elevation, parquet flooring, radiator.

### **Kitchen**

12'10" x 11'11" (3.93 x 3.64)

Double glazed window to rear elevation overlooking the rear garden, double glazed door to the side aspect giving access to the lean to, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated eye level electric double oven and grill, bowl and half sink with drainer and mixer tap, integrated dishwasher, space for freestanding fridge/ freezer, worktop mounted gas hob with fitted stainless steel extractor hood above, storage cupboard with fitted shelving and additional cupboard above, built in larder with fitted shelving and storage cupboard above, part tiled walls, ceiling mounted spotlights, wall mounted gas central heating boiler

### **Ground Floor Bedroom**

13'11" x 13'10" (4.25 x 4.24)

Double glazed window to the front elevation, radiator, built in double wardrobe with hanging space, shelving and storage cupboards above, large range of fitted wardrobes with mirrored sliding doors, hanging space, shelving and drawer units inside, door with access to Jack And Jill shower room.

### **Jack And Jill Shower Room**

Obscured double glazed window to side elevation, heated white towel rail, modern suite comprising walk in shower cubicle with wall mounted shower controls and shower attachment, low level wc with concealed cistern, vanity unit with wash hand basin, mixer tap and storage cupboards beneath, part tiled walls, ceiling mounted spotlights, wall mounted bathroom heater, door giving access back onto hallway.

### **First Floor Landing**

Access to loft space.

### **Bedroom Two**

13'9" x 11'10" (4.20 x 3.61)

Double glazed window to the front elevation, radiator, built in double wardrobe with hanging space and storage cupboard beneath, wall mounted heated chrome towel rail, two cupboards giving access to eaves storage.

### **Bedroom Three**

12'11" x 11'11" (3.94 x 3.64)

Double glazed window to the rear elevation, radiator, built in double wardrobe with hanging space, shelving and storage cupboard above, two cupboard doors giving access to eaves storage.

### **Bedroom Four**

13'10" x 12'9" (4.24 x 3.90)

Double aspect, double glazed windows to the front and side elevations, radiator.

### **Bathroom**

Obscured double glazed window to the side elevation, radiator, white bathroom suite comprising low level wc, pedestal mounted wash hand basin, panelled enclosed bath with mixer tap and shower attachment, wall mounted electric power shower with shower attachment, fully tiled walls, large airing cupboard with housing the hot water cylinder with slatted shelving.

### **Externals**

#### **Rear Garden**

Beautifully maintained westerly facing rear garden with a blocked paved patio leading around to both sides of the property, the rest of the garden is mainly laid to lawn, with

extensive and mature plant and shrub borders and stone laid pathway, gated access down one side, to the other side of the property there is a lean to providing covered storage space with side rear access into the garage and side access into the kitchen, gated pathway then continues down the side of the property leading to the front.

#### **Front Garden**

Well maintained front garden which is mainly laid to lawn with extensive and mature plant and shrub borders, blocked paved driveway providing off road parking for multiple vehicles leading to the double garage.

#### **Double Garage**

18'4" x 19'2" narrowing to 13'2" (5.61 x 5.85 narrowing to 4.02)

With obscure double glazed window to the rear elevation, electric up and over door, electric consumer unit, electric meter, gas meter, light and power.

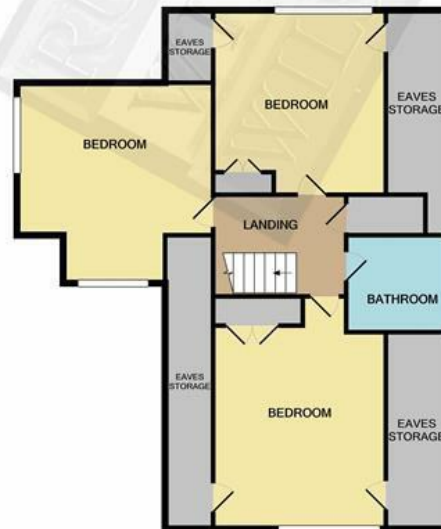
#### **Agents Note**

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.





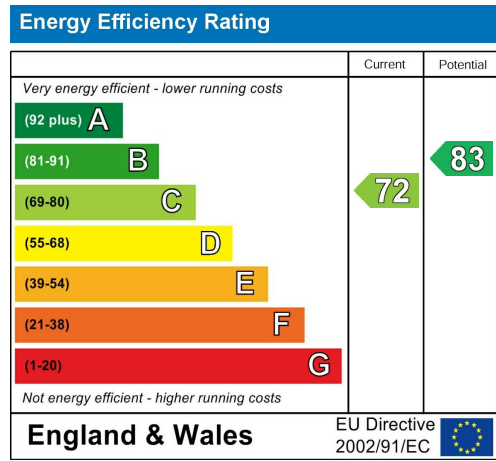
GROUND FLOOR  
APPROX. FLOOR  
AREA 1419 SQ. FT.  
(131.9 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 847 SQ. FT.  
(78.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 2267 SQ. FT. (210.6 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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