

**RUSH
WITT &
WILSON**



**85a Martyns Way, Bexhill-On-Sea, East Sussex TN40 2SH
£465,000**

A stunning two bedroom bespoke detached chalet style house built 2019 to a very high standard. Internal benefits include oak doors and laminate oak flooring, downstairs cloakroom, living/dining room, beautiful kitchen, galleried landing, two double bedrooms and family bathroom. Externally the property benefits from double glazed windows and doors, gas central heating system. The private gardens have been landscaped with off road parking to the front accessed via five bar gate, rear gardens are beautiful with decked area, crushed cockle shell areas, patio area and summerhouse/studio. The property is situated within easy reach of the beach, countryside and shopping facilities. Viewing comes highly recommended by Rush Witt & Wilson Sole Agents.



Entrance Hallway

With entrance door, double radiator, understairs storage cupboard, built-in cloaks cupboard.

Cloakroom

WC with concealed cistern, wall mounted wash hand basin, vanity unit beneath, obscure glass window to the front elevation, double radiator, oak flooring.

Living/Dining Room

20'9" x 15'3" (6.35m x 4.67m)

Window overlooks the rear elevation with bi-fold doors out to the beautiful rear garden, two double radiators, oak flooring.

Kitchen

14'1" x 10'7" (4.30m x 3.25m)

Window to the front elevation. Fitted kitchen comprising a range of handle less high glossed finished base and wall units with laminate woodblock effect worktops, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, integrated double oven and grill, gas hob with brush stainless steel extractor canopy and light, tiled splashback.

First Floor Galleried Landing

Built-in storage cupboard.

Bedroom One

12'1" x 11'3" (3.69m x 3.43m)

Double radiator, window overlooks the rear elevation.

Bedroom Two

11'11" x 11'6" (3.64m x 3.52m)

Window to the rear elevation, double radiator, built-in wardrobe cupboard.

Bathroom

Suite comprising panelled bath with chrome hand shower attachment and chrome fixed shower head and controls with glass splashback, w.c., low level flush, chrome heated towel rail, mounted wash hand basin with vanity unit beneath. Oak effect flooring, obscure glass window to the front elevation, tiled splashbacks.

Front Garden

The garden has been landscaped and predominately laid to off road parking which is accessed via the five bar gate, raised shrub bed, off road parking available on chip stone driveway.

Off Road Parking

Extensive off road parking.

Rear Garden

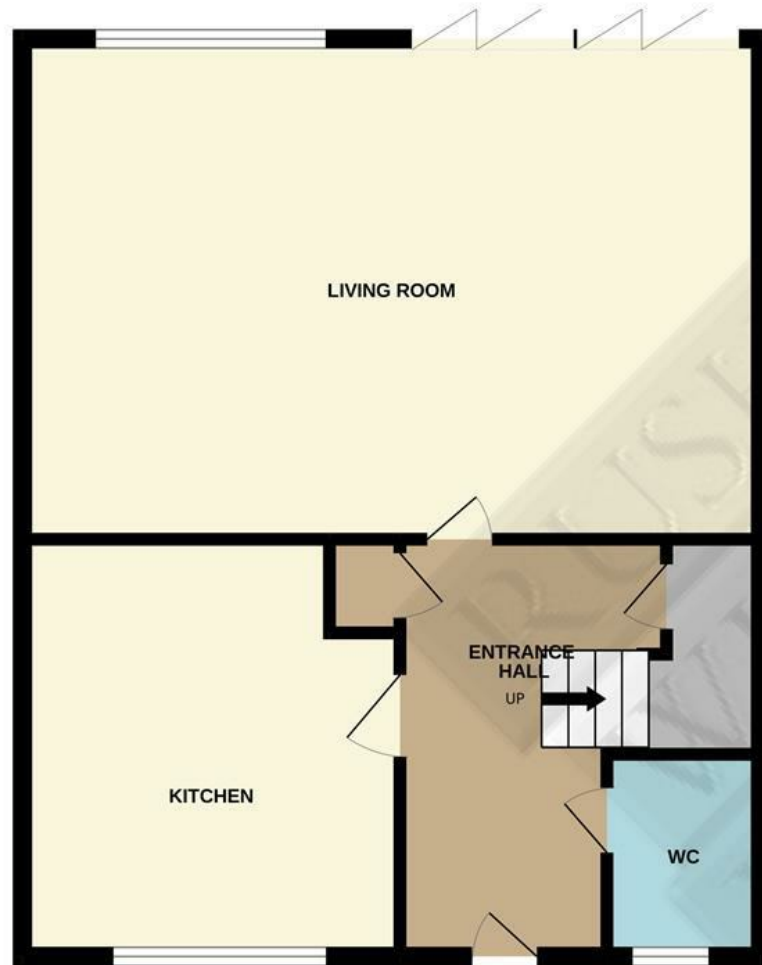
Beautiful feature to the property, freshly landscaped with low maintenance in mind, stunning broken cockle shell area with some small trees and some raised shrub and flower beds that are beautifully stocked, decked area of alfresco dining and a gate leads out to a large field perfect for walking the dog and into country park. The garden is enclosed with fencing to all sides and there is a patio area which is available for alfresco dining. Side access and outside lighting and large summerhouse/office and is insulated on the roof and floor.

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
627 sq.ft. (58.3 sq.m.) approx.



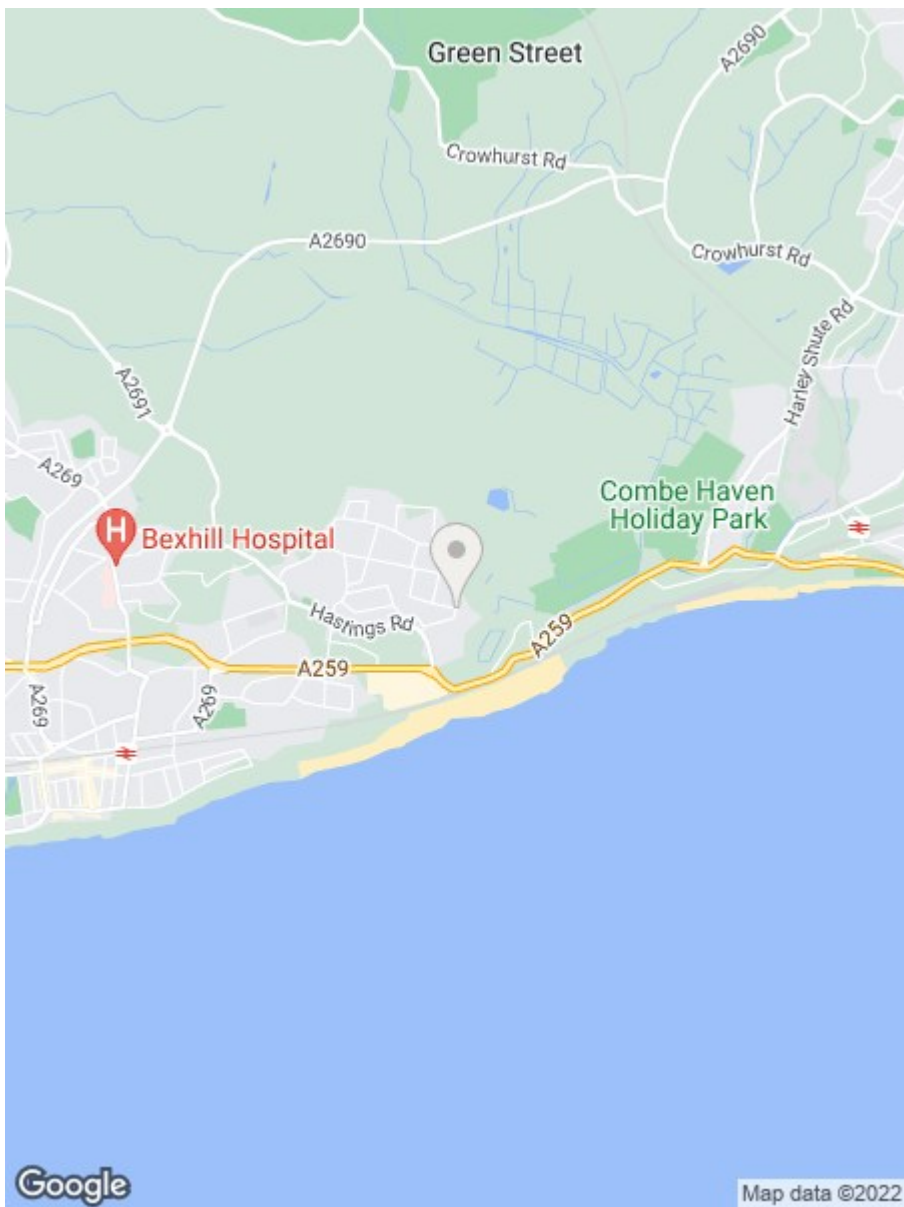
1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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