

**RUSH
WITT &
WILSON**



**Friston Potmans Lane, Bexhill-On-Sea, East Sussex TN39 5JL
£439,950**

A hugely impressive three bedroom detached bungalow with stunning private gardens and countryside views, beautiful semi-rural lane location, set in approx 0.50 acres, extensive off road parking, presented to a very high standard. The accommodation comprises kitchen/breakfast room, ensuite, two bathrooms, three reception rooms, wood burning stove in the main reception room. Externally there are double glazed windows and doors, large oversized garage, workshops, additional outbuildings, swimming pool and hot tub. Vendor suited. Viewing comes highly recommended by Rush Witt & Wilson Bexhill.



Covered Entrance Porch

Entrance Hallway

Two double radiators, polished wood flooring.

Living Room

18'4 x 11'7 (5.59m x 3.53m)

French doors and windows to rear elevation, window to side, marble fireplace with clear glass and Real Flame fire, double radiator, built-in book shelf with desk.

Snug

11'7 x 11'2 (3.53m x 3.40m)

French doors leading to additional dining room reception space, double radiator, stone fireplace with plinth and wood burning stove, polished wood flooring and this interconnects with kitchen/breakfast room.

Kitchen/Breakfast Room

11'6 x 11'3 (3.51m x 3.43m)

Window and door lead out to the rear garden. Fitted kitchen comprising granite worktops with island, single drainer sink unit with mixer tap, plumbing for dishwasher and washing machine, double oven and grill, induction hob with extractor canopy and light, exposed brickwork, space for American style fridge/freezer, polished wood flooring, wine rack.

Dining Room

11'2 x 6'8 (3.40m x 2.03m)

Windows overlook both front and side elevations, polished wood flooring, double radiator.

Bedroom One

13'6 x 12'5 (4.11m x 3.78m)

Windows overlooking front elevation with French doors, double radiator, polished wood flooring, built-in wardrobe cupboards.

En-Suite

Full suite comprising Jacuzzi bath, heated chrome towel rail, inset wash hand basin with vanity unit and additional cupboards to the side and beneath, mirror, w.c. with concealed cistern, walk-in double width shower with chrome controls and fixed shower head, travertine floor and wall tiling.

Bedroom Two

13'9 x 11'7 (4.19m x 3.53m)

French doors and windows overlook the front elevation, double radiator.

Bedroom Three

11'9 x 6'5 (3.58m x 1.96m)

Double radiator, window to side elevation.

Bathroom

Suite comprising panelled shower bath with shower jets and shower hand attachment, shower screen, w.c. with low level flush, twin pedestal wash hand basins, tiled walls and floor, double radiator, stained glass window to the rear elevation.

Outside

Approx. 0.50 acres in total.

Front Garden

Access via a five bar gate all enclosed with hedging to all sides offering privacy and seclusion, extensive gravelled off road parking areas for several vehicles, motor home/boat or caravan parking available. Driveway is down the side to the rear of the property.

Private Rear Gardens

Extensive in size approaching 0.3 of an acre, stunning gardens enjoying a south westerly elevation, beautiful shingled areas and landscaped gardening, coy pond with various water features, pergola with covered dining and barbecue area which adjoins a decked area with outside hot water hot tub. The rest of the garden is predominately laid to lawn and all enclosed with fencing and mature shrubbery and hedging, some trees, water well feature, timber framed greenhouse, additional patio area for alfresco dining to enjoy this beautiful garden. There is also additional brick storage facilities available, steps leading up to a elevated sun terrace area which is decked to enjoy the swimming pool, outside lighting, sun trellising and many other various, beautiful features adorn this garden. Viewing is considered essential by Rush Witt & Wilson, Sole Agents.

Over Sized Garage

With up and over door, personal door and window to side, additional workshop with window to side and personal door to rear.

Agents Notes

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.

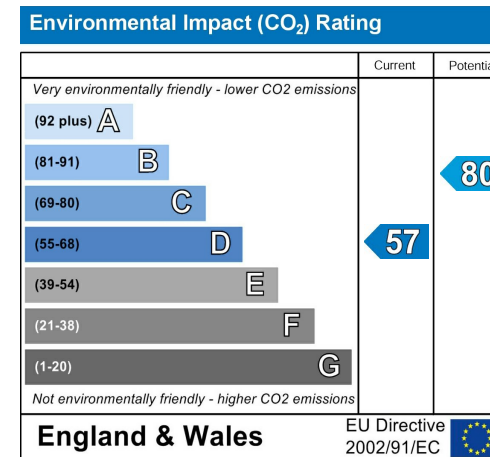
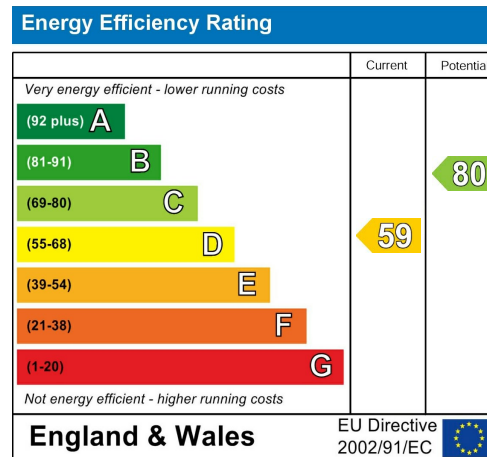
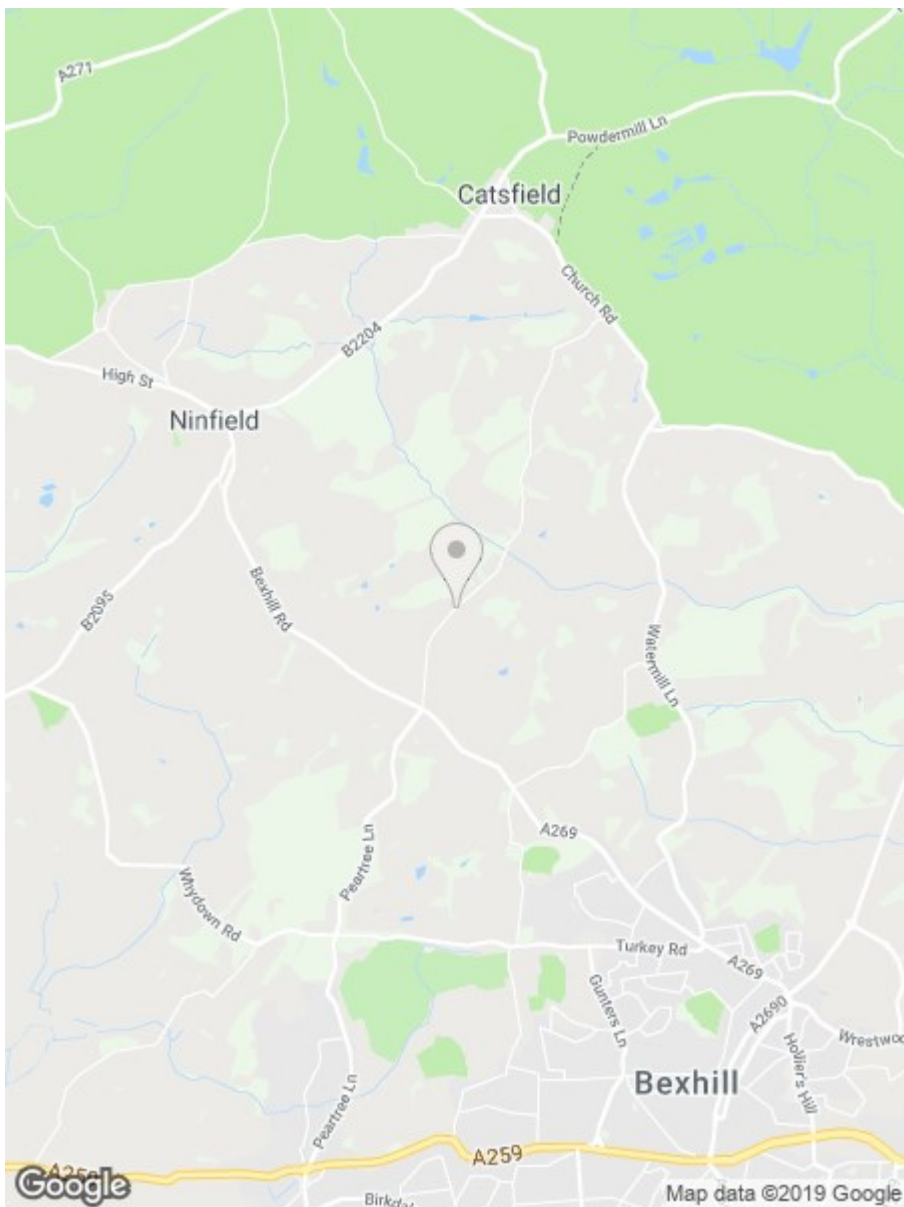




TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.9 SQ.M.)

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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