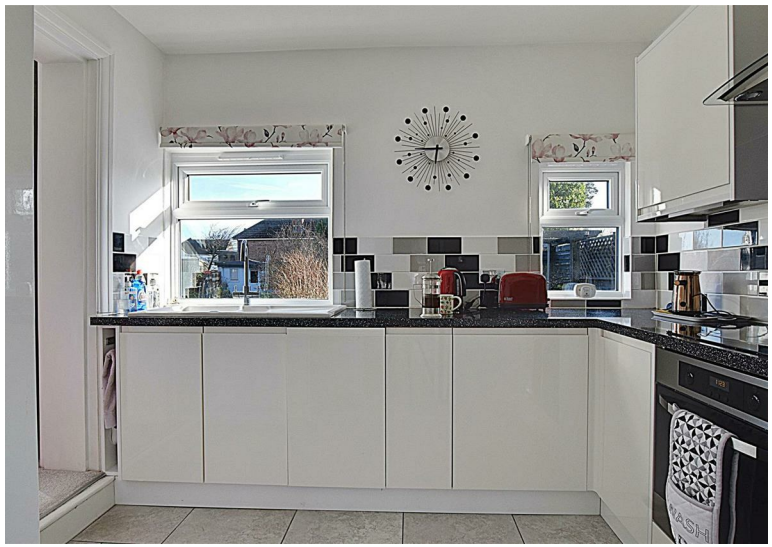


6 The Byeway, Bexhill-On-Sea, East Sussex TN39 4PA
Offers In Excess Of £455,000 Freehold

A beautifully presented three bedroom detached bungalow with loft conversion and presented to an exceptional standard by the current vendor. Accommodation comprising large kitchen/breakfast room, utility area, living room, dining room, shower room, two bedrooms on the ground floor and one bedroom on the first floor. Other benefits include gas central heating system, double glazed windows and doors. Externally there is a low maintenance front garden offering off road parking and a beautifully arranged rear garden. The property is set in a quiet cul-de-sac location and viewing comes highly recommended by Rush Witt & Wilson, sole agents.







Front Door
Front door opening to:

Inner Hallway
Double radiator.

Living Room
17'1 x 9'10 (5.21m x 3.00m)
Bay window overlooks the front elevation, double radiator, fireplace with Real living flame coal effect fire.

Dining Room
14'11 x 11'2 (4.55m x 3.40m)
Window overlook the rear garden with French doors leading out onto the rear patio, double radiator, feature fireplace.

Kitchen/Breakfast Room
25'3 x 9'7 (7.70m x 2.92m)
Two windows overlook the rear elevation and one window to the front, double radiator, tiled floors, range of base and wall units with laminate straight edge worktops, airing cupboard, one and a half bowl enamel sink unit with mixer tap, integrated fridge and freezer, integrated oven and grill with electric hob, extractor canopy and light with glass splashback, integrated fan heater, integrated dishwasher, cupboard with tumble dryer and washing machine, tiled splashbacks.

Bedroom One
13'1 x 10'10 (3.99m x 3.30m)
Window overlooks the rear elevation, double radiator.

Bedroom Two
13'6 x 12'4 (4.11m x 3.76m)
Window to the front elevation, double radiator, built-in understairs storage cupboard.

Shower Room
Windows overlook the rear elevation, suite comprising wc with low level flush, heated chrome towel rail, walk-in shower cubicle with chrome controls and chrome showerhead, inset wash hand basin with vanity unit beneath, tiled walls, electric shaver point and light.

Cloakroom/WC
Window to the side elevation, wc with low level flush, tiled floor, tiled splashback with wash hand basin, wall mounted gas central heating and domestic hot water boiler.

First Floor

Landing
Door to eaves storage and additional built-in wardrobe.

Bedroom Three
20'5 x 11'1 (6.22m x 3.38m)
Three velux windows overlook the rear elevation, two double radiators.

Outside

Off Road Parking
To the front of the property.

Front Garden
Mainly laid to lawn with brick paved pathway to the front entrance door, there are trees and shrubbery that border the garden to the left hand side, side access is also available.

Rear Garden
This is a particularly beautiful feature to the property and is mainly laid to lawn with manicured shrubbery, mature plants and some trees of various kinds and the garden is enclosed with fencing to all sides offering privacy and seclusion, outside water tap, patio areas for alfresco dining , log cabin, main shed and lean to.

Agents Note
Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy





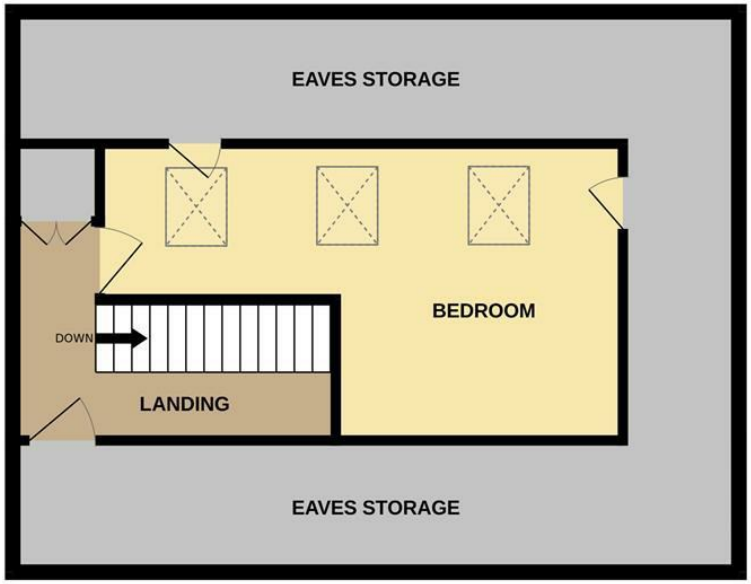




GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.

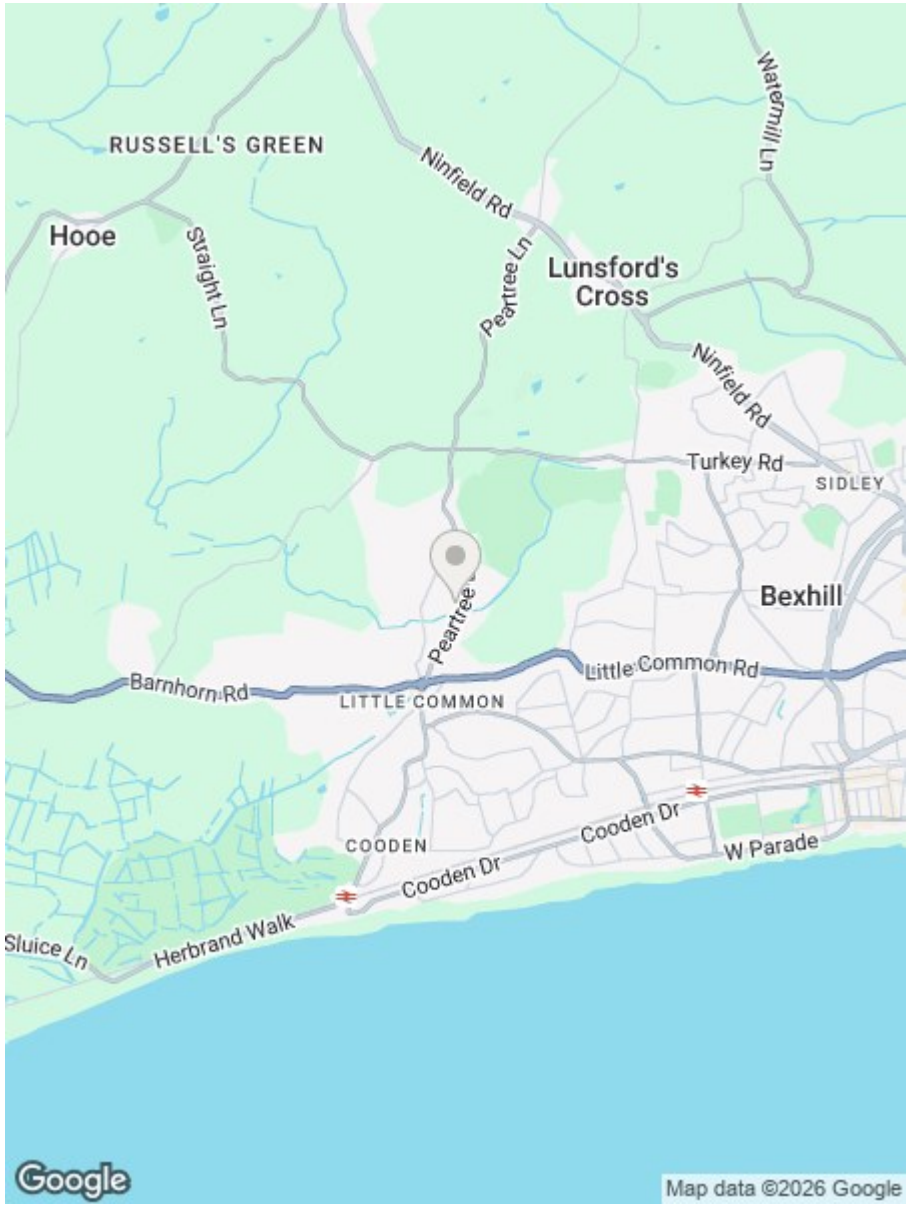


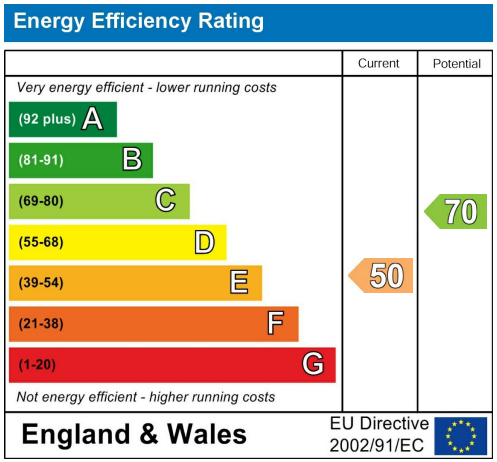
1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.

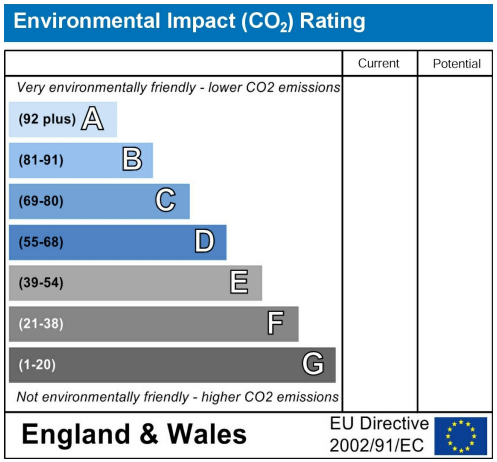


TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.

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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