

**RUSH  
WITT &  
WILSON**



**Whyteleafe, 38 The Highlands, Bexhill-On-Sea, East Sussex TN39 5HL  
£495,000 Freehold**

**A stunning detached bungalow, situated in a sought after residential location of Bexhill and offering bright and spacious accommodation throughout. The property comprises entrance porch, large entrance hallway, living room with stunning views onto the rear garden, modern fitted kitchen/breakfast room, cloakroom/ wc, two double bedrooms and a large shower room suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout, stunning parquet flooring and beautiful woodwork joinery. Externally, the property boasts stunning front and rear gardens which comes enclosed to all sides offering privacy and seclusion, various patio areas suitable for alfresco dining and entertaining, off road parking for multiple vehicles and garage. Viewings come highly recommended by Rush Witt & Wilson sole agents Bexhill.**



### **Entrance Porch**

Entrance door, windows to the front elevation, oak entrance door with obscure glass panels through to:

### **Entrance Hallway**

Double radiator, beautiful parquet flooring, doors off to the following:

### **Cloakroom/WC**

Suite comprising low level wc, vanity unit with wash hand basin and mixer tap, chrome heated towel rail, tiled flooring, part tiled walls, obscure double glazed window to the front elevation.

### **Living Room**

19'8 x 17'4 (5.99m x 5.28m)

Dual aspect via double glazed windows to the side and rear elevations, additional glass panelled French doors with access onto the rear garden, two double radiators.

### **Kitchen/Breakfast Room**

11'7 x 11'5 (3.53m x 3.48m)

Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with side drainer mixer tap, integral electric oven and grill, four ring gas hob with extractor canopy above, integral dishwasher, integral undercounter fridge, integral undercounter freezer, integral washing machine, tiled splashbacks, double radiator, tiled flooring, double glazed window overlooking the rear garden with obscure glass panelled window and additional glass panelled door with access onto the side.

### **Inner Hallway**

Access to loft, airing cupboard with slatted shelving and radiator, doors off to the following:

### **Bedroom One**

16' x 12' (4.88m x 3.66m)

Double glazed window to the front elevation, double radiator, built in wardrobe cupboards with sliding doors, hanging space and shelving.

### **Bedroom Two**

15'7 x 12'1 (4.75m x 3.68m)

Double glazed windows to the rear elevation, double radiator.

### **Shower Room**

A modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, tiled walls and tiled flooring, obscure double glazed window to the side elevation.

### **Outside**

#### **Front Garden**

Beautifully established with plants and shrubs of various kinds, block paved driveway providing extensive off road parking for multiple vehicles.

#### **Rear Garden**

Beautifully maintained and landscaped with various plants, shrubs and small trees, raised patio area suitable for alfresco dining and entertaining, large timber framed garden shed, greenhouse.

### **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.

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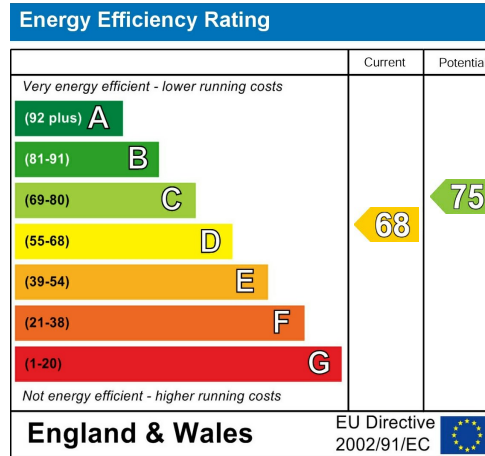
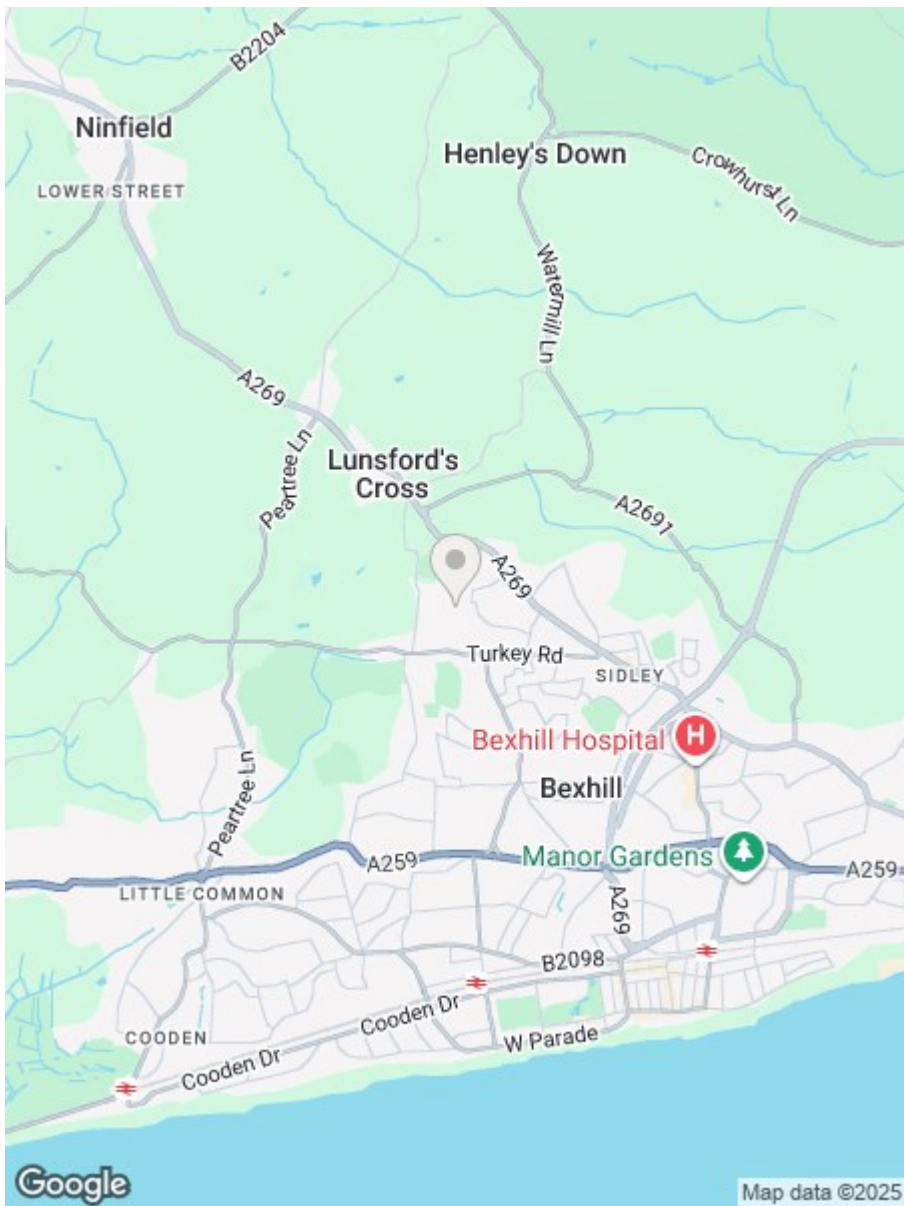


GROUND FLOOR  
1230 sq.ft. (114.2 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.2 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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