

**RUSH  
WITT &  
WILSON**



**17 Bidwell Avenue, Bexhill-On-Sea, East Sussex TN39 4DB  
£439,950**

**A beautiful three bedroom detached chalet style house, presented to an excellent standard by the current vendors with gas central heating system, double glazed windows and doors, three reception rooms with versatile accommodation, living room with separate dining room, ground floor and first floor bathroom's, off road parking, private front and rear gardens, viewing comes highly recommended by RWW sole agents.**



### **Entrance Hall**

Entrance door with side windows, double radiator, laminate wood flooring, built in cloaks cupboard, double radiator.

### **Living Room**

19'5 x 12' (5.92m x 3.66m)

Bay window to the front elevation, window to side, roll top radiator, fireplace with slate tile plinth and oak mantle.

### **Kitchen**

10'9' x 9' (3.28m' x 2.74m)

Window to the front elevation, modern fitted kitchen comprising a range of base and wall units with wood block effect laminate worktops, single bowl sink unit with mixer tap, plumbing for washing machine, integrated double oven and grill, ceramic hob with glass splashback, extractor canopy with light, integral dishwasher, small breakfast bar, built in fridge and freezer, concealed lighting, laminate wood flooring.

### **Dining Room**

11'3 x 10'6 (3.43m x 3.20m)

Window to side elevation, double radiator, laminate wood flooring.

### **Bedroom One**

10'10 x 10'9 (3.30m x 3.28m)

Window and door to the rear elevation, double radiator, fitted wardrobe cupboards with sliding doors.

### **Bathroom**

Modern suite comprising panelled bath with wall mounted heated chrome towel rail, wc with concealed cistern, inset wash hand basin with vanity unit beneath, obscured glass window to the side elevation, part tiled walls, walk in shower cubicle ( wet room style) chrome fixed showerhead, controls and glass shower screen, underfloor heating.

### **Dining Room / Bedroom Four**

11'3 x 9'10 (3.43m x 3.00m)

Door and window to the rear elevation, double radiator, laminate wood flooring.

### **First Floor Landing**

Velux windows to the side elevation, boiler cupboard.

### **Bedroom Two**

13' x 11'5 (3.96m x 3.48m)

Window to the front elevation, double radiator, built in wardrobe cupboard, door to eaves storage.

### **Bedroom Three**

11' x 13'4 (3.35m x 4.06m)

Two Velux windows to the side elevation, double radiator, built in wardrobe cupboard.

### **Bathroom**

Suite comprising walk in shower with wall mounted electric shower unit, controls and shower head, WC with low level flush, heated chrome towel rail, contemporary circular wash hand basin with floating tap, Velux window to side elevation, laminate wood effect vinyl flooring.

### **Outside**

#### **Front Garden**

Mainly laid to lawn, screened with mature hedging and shrubbery to the front, enclosed with fencing to both sides, extensive off road parking on bricked paved driveway, pathway moves to the side of the property where there is an outside water tap, bricked paved areas and side gate with access to the rear garden.

#### **Rear Garden**

Beautifully landscaped with low maintenance in mind, raised shrub and plant beds, extensive patio areas for alfresco dining, silver birch trees, private and secluded, westerly elevation, enclosed with panelled fencing to all sides, outside light, timber framed shed to side of the property, brick outhouse with window to side and door, useful for storage and gardening equipment.

#### **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



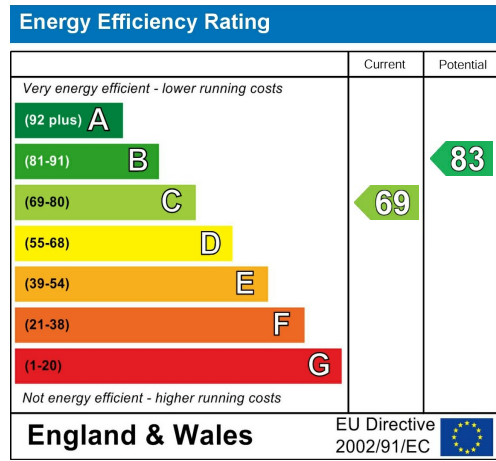


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 796 SQ.FT.  
 (74.0 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 466 SQ.FT.  
 (43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1262 SQ.FT. (117.3 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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