

**RUSH  
WITT &  
WILSON**



**8 The Gorseway, Bexhill-On-Sea, East Sussex TN39 4PR  
£435,000**

**A three bedroom detached bungalow, situated in this sought after residential location of Little Common, Bexhill. Within easy reach of Little Common village with its wide range of amenities. Offering bright and spacious accommodation throughout the property comprises a large entrance hall, large living room, fitted kitchen/dining room, three double bedrooms, shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts private front and rear gardens, off road parking and attached workshop. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Large Entrance Hallway**

With obscured glass panelled entrance door, window to the front elevation, double radiator, access to loft space via loft hatch.

### **Living Room**

19'5" x 11'10" (5.94 x 3.63)

Double glazed doors overlook and give access onto the rear garden, two radiators.

### **Kitchen/Dining Room**

17'5" x 13'10" (5.31 x 4.23)

Windows to the rear elevation, double radiator, obscured glass panelled leading to the side utility, the kitchen comprises a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, four ring gas hob, extractor canopy above, integrated electric oven and grill, space for freestanding American style fridge/freezer, space and plumbing for washing machine and dishwasher, gas central heating and domestic hot water boiler.

### **Side Utility**

11'3" x 5'6" (3.43 x 1.70)

With windows to the side elevation, doors to the front and rear elevation, worktop surfaces, space and plumbing for tumble dryer.

### **Bedroom One**

22'3" x 10'10" (6.80 x 3.32)

Window to the rear elevation, fitted wardrobe cupboards with hanging space and shelving , double radiator.

### **Bedroom Two**

14'2" x 11'2" (4.33 x 3.42 )

Double glazed windows to the front and side elevations, double radiator.

### **Bedroom Three**

14'2" x 9'10" (4.32 x 3.00)

Double glazed windows to the front elevation, double radiator.

### **Shower Room**

WC with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with wall mounted shower controls, shower attachment and showerhead, heated towel rail, tiled walls, obscured double glazed window to the side elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn, blocked paved driveway providing off road parking for multiple vehicles, side drive leading to workshop.

#### **Rear Garden**

Mainly laid to lawn with patio areas suitable for alfresco dining, well established with various shrubs, plants and trees, enclosed to all sides with fencing, pond.

#### **Workshop**

Brick construction.

#### **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  
1240 sq.ft. (115.2 sq.m.) approx.



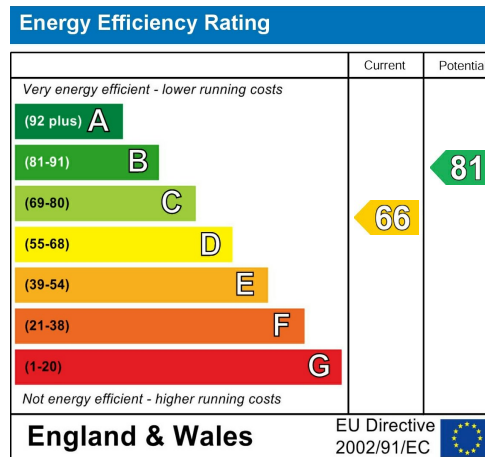
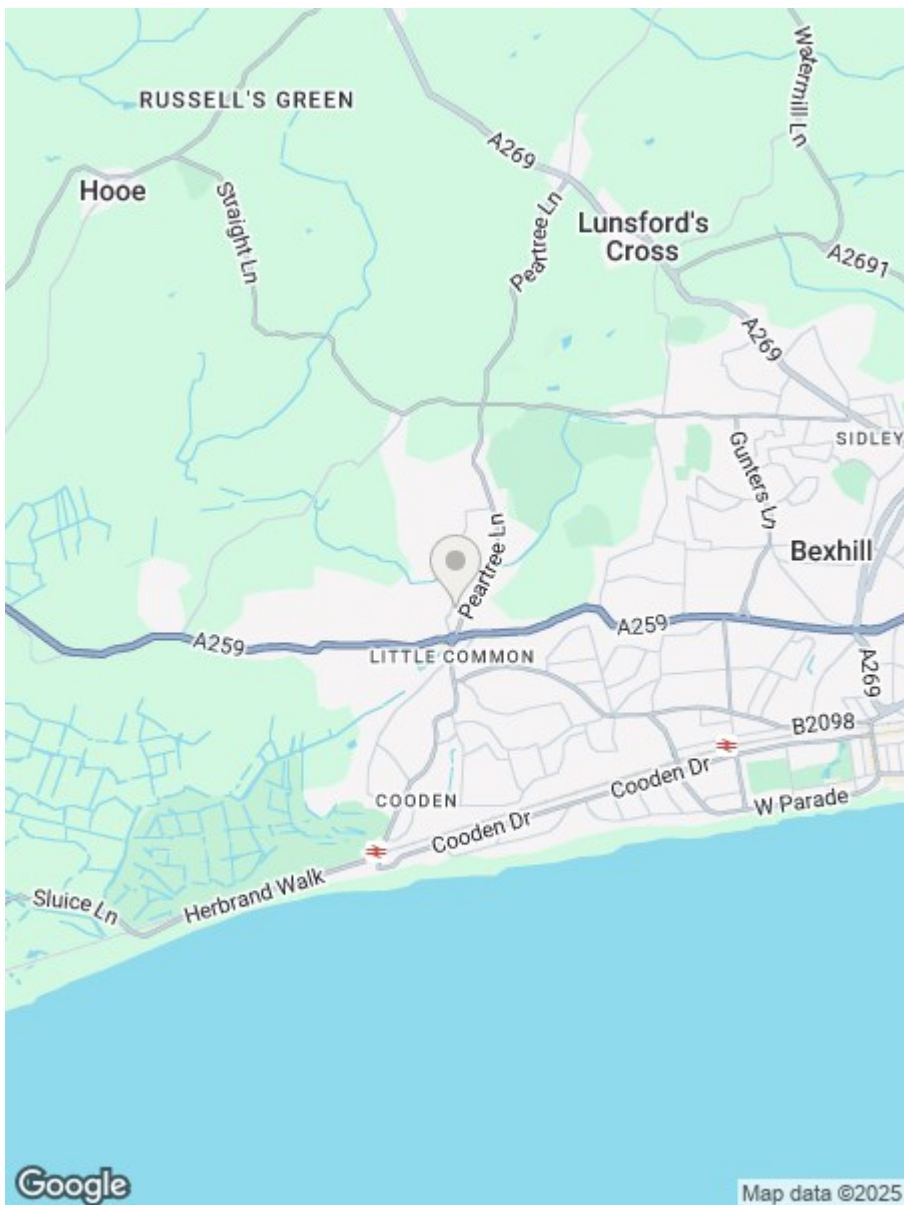
DETACHED WORKSHOP  
115 sq.ft. (10.7 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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