

**RUSH
WITT &
WILSON**



**24 Cowdray Park Road, Bexhill on Sea, East Sussex TN39 4ND
£650,000**

A stunning four/five bedroom detached chalet bungalow situated in the beautiful Little Common area of Bexhill, presented to an exceptionally high standard, luxurious kitchen, two bathrooms, gas central heating system, upvc double glazed windows and doors, this chalet affords wonderful versatile accommodation, spacious private front and rear gardens, excellent off road parking to the front. Viewing comes highly recommended by RWW sole agents.



Entrance Porch Way

With entrance door with obscured glass inserts, ceramic floor tiling, further door leading to entrance hallway.

Entrance Hallway

Double radiator, ceramic floor tiling, under stairs storage cupboard, double door open in to living room.

Living Room

20'2" x 16'0" (6.15m x 4.88m)

Triple aspect with windows to both front, rear and side elevations, two double radiators, ceramic floor tiling, tiled fireplace with log burning stove.

Kitchen

10'3 x 12'5 (3.12m x 3.78m)

Window and door lead out and over look the rear garden, modern fitted kitchen comprising a range of base and wall units with wood block laminate affect worktops, one and half bowl single drainer enamel sink unit with mixer tap, integrated dishwasher, integrated fridge and freezer, Space for a range style , fitted matching extractor canopy and light. ceramic floor tiling

Utility Room

With obscured glass window to side elevation, base and wall units with laminate wood block affect worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted chrome heated towel rail, ceramic floor tiling.

Bedroom Two

17'1 x 12'4 (5.21m x 3.76m)

Windows to both front and side elevations, double radiator, high gloss finish oak affect flooring, large mirror fronted sliding door wardrobes.

Bedroom Four/Dining Room

13'8 x 12'2 (4.17m x 3.71m)

Patio doors lead out to the rear garden, double radiator.

Bedroom Five/ Gym

13'7 x 8'3 (4.14m x 2.51m)

Obscured glass window door leads to the side elevation, ceramic floor tiling, converted from garage.

Bathroom

Modern suite comprising panelled bath with hand shower

attachment, shower fixing and chrome controls with glass screen, wall mounted wash hand basin with mixer tap, wc with low level flush, double radiator, obscured glass windows to the side elevation, tiled walls and ceramic floor tiling, built in linen cupboard.

First Floor Landing

Bedroom One

18'10 x 12'9 (5.74m x 3.89m)

Window over looking the front elevation with far reaching views, double radiator.

Bedroom Three

17'1 x 10'3 (5.21m x 3.12m)

Window to front elevation, grey oak affect flooring, walk in dressing room with one side mirrored wall, hanging rails to all sides and shelving boxes for shoes.

Bathroom

Suite comprising panelled bath with block mixer tap, wc with low level flush, wall mounted wash hand basin, double radiator, obscured glass window to side elevation, walk in shower unit with chrome controls.

Outside

Front Garden

Mainly laid to lawn with beautifully stocked flowerbeds with mature shrubbery, extensive off road parking on paved driveway for several vehicles, pathway leads to entrance door and also to side access.

Single Garage

With up and over door, currently converted for bedroom five/ gym, can be converted back if required by removing the partition.

Rear Garden

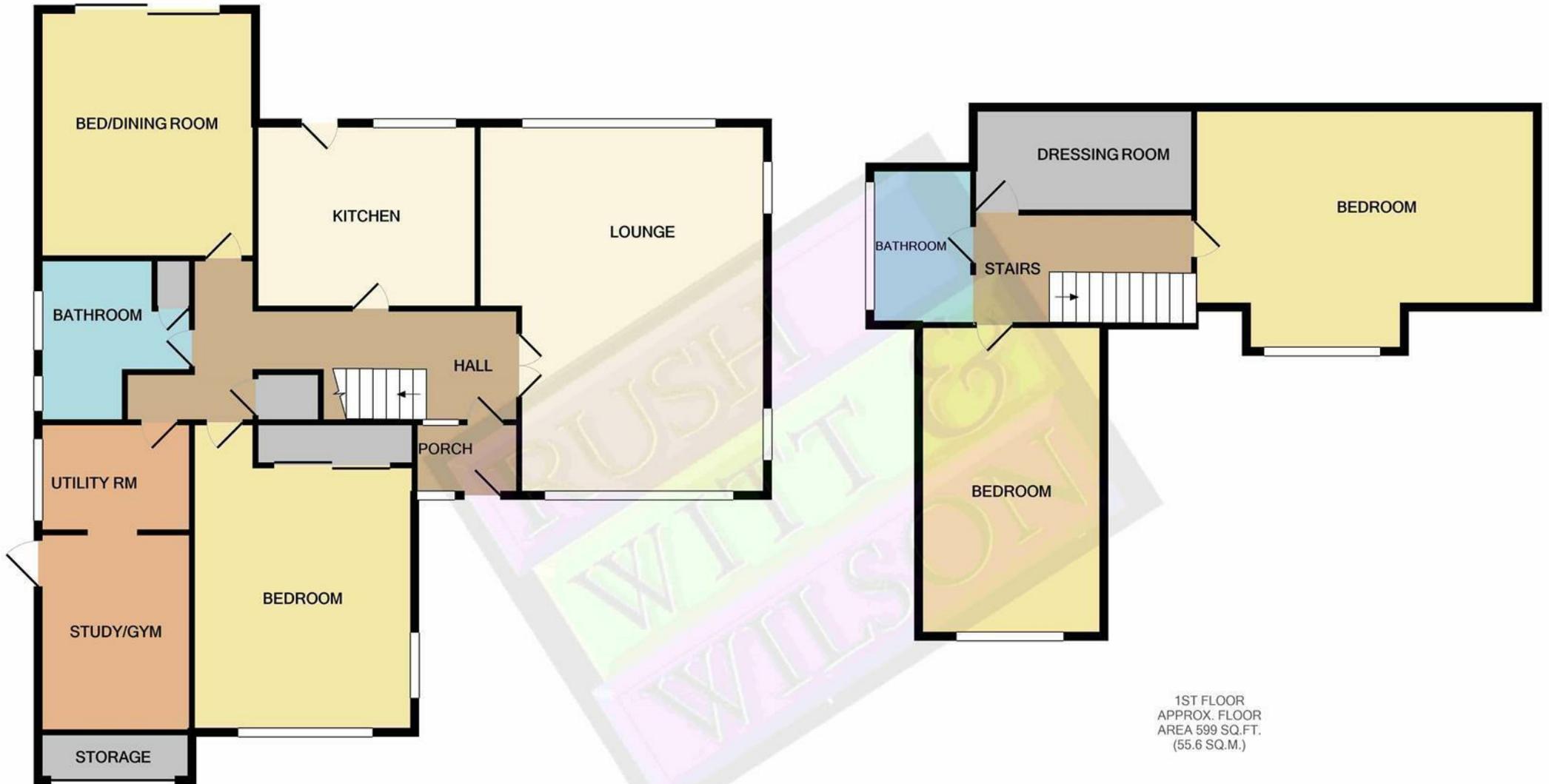
Mainly laid to lawn, beautifully arranged with mature shrubbery to all sides offering total privacy and seclusion, all enclosed by fencing to all sides, patio area for alfresco dining and pathways dotted around to really enjoy this garden, outside water tap.

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.





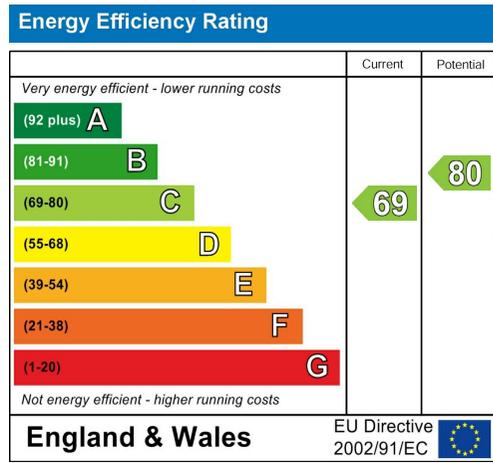
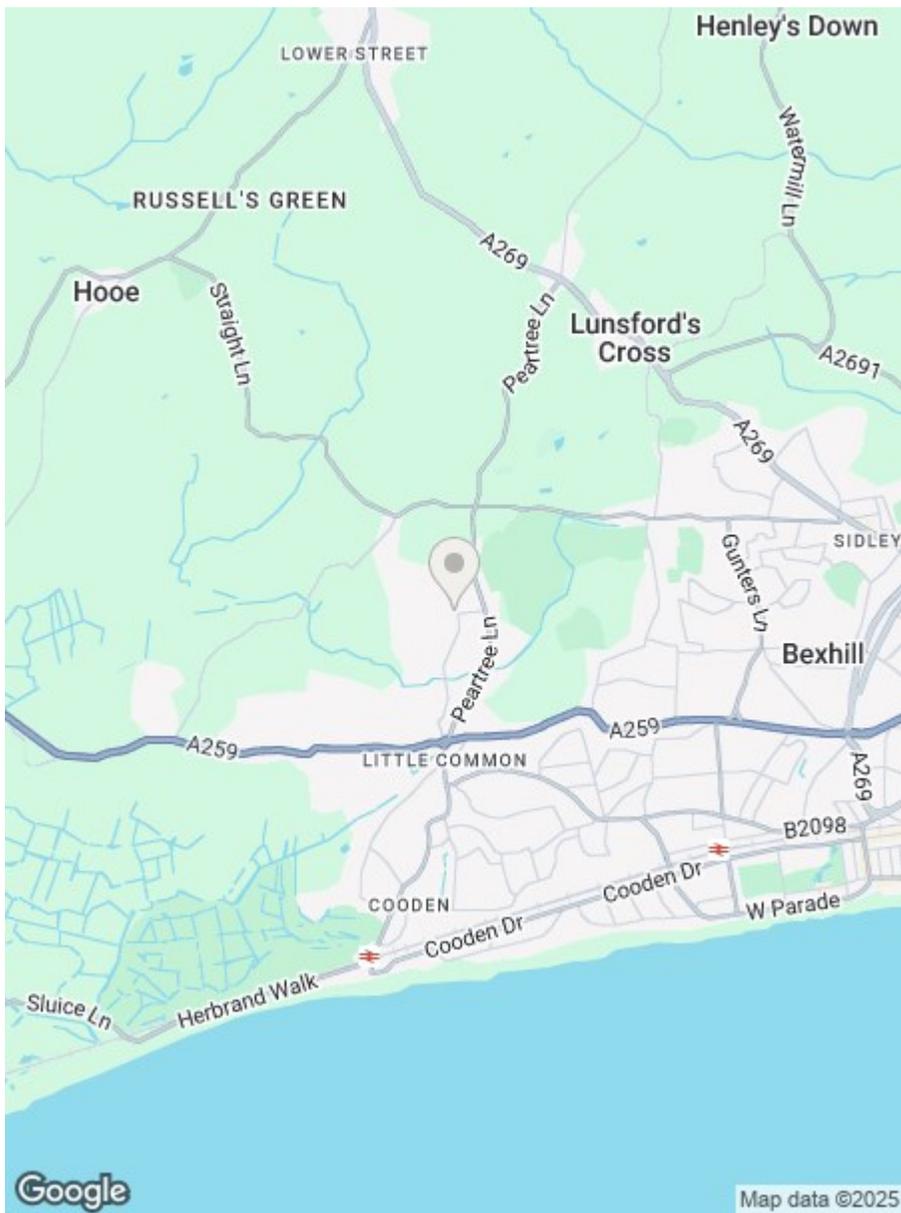
GROUND FLOOR
 APPROX. FLOOR
 AREA 1190 SQ.FT.
 (110.5 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 599 SQ.FT.
 (55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1788 SQ.FT. (166.1 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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