

**RUSH  
WITT &  
WILSON**



**2 The Shrublands, Bexhill-On-Sea, East Sussex TN39 3SJ**  
**£485,000**

**Nestled in the serene Cooden area of Bexhill, this spacious three/four bedroom family home offers comfort and charm. Tucked away in a tranquil cul-de-sac, it boasts a gas central heating system, two bathrooms, double glazed windows and doors, a convenient downstairs cloakroom, a cozy living room, a separate dining room, and a delightful conservatory. With an attached garage, private gardens at the front and rear, and off-road parking, it provides both convenience and privacy. Plus, there's no chain involved, making it a hassle-free opportunity. Don't miss the chance to view this property—contact RWW sole agents today. Council Tax Band E.**



**Entrance Hallway**

With entrance door, obscured glass window to the front elevation, double radiator, under stairs storage cupboard.

**Cloakroom**

WC with low level flush, single radiator, corner wash hand basin with vanity unit beneath, obscured glass window to the side elevation, half height wall tiling.

**Living Room**

25'7" x 12'5" (7.80 x 3.80)

Bay window overlooks the front elevation, double and single radiators, real living flame gas coal effect fire with ornate surround.

**Dining Room/ Bedroom Four**

18'3" x 9'6" (5.58 x 2.92)

Windows overlook the front, rear and side elevations, double radiator.

**Conservatory**

13'9" x 11'0" (4.20 x 3.37)

Windows overlook the gardens to the side elevation, two double radiators, tiled floor, French doors lead out onto the rear garden.

**Kitchen**

12'7" x 8'10" (3.85 x 2.71)

Window overlooks the rear elevation, door to side, double radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, integrated double oven with grill, stainless steel one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, tiled splashbacks, halogen hob with extractor canopy and light, built in fridge and freezer.

**Covered Side Passage**

With plumbing for washing machine, door to the the front and rear elevations.

**First Floor Landing**

Obscured glass window to the side elevation, access to roof space, built in airing cupboard.

**Bedroom One**

14'2" x 11'1" (4.34 x 3.40)

Bay window to the front elevation, double radiator, fitted bedroom furniture comprising drawers and wardrobes.

**Bedroom Two**

11'3" x 10'10" (3.45 x 3.31)

Window to the side elevation with single radiator.

**Bedroom Three**

12'1" x 6'10" (3.70 x 2.10)

Window to the front elevation, single radiator.

**Bathroom**

Suite comprising corner bath, inset wash hand basin with vanity unit beneath, double radiator, half height wall tiling, obscured glass window to the side elevation.

**Shower Room**

Walk in shower with electric shower unit, controls and showerhead, wc with low level flush, inset wash hand basin with vanity unit, tiled splashbacks, obscured glass window to the rear elevation, double radiator.

**Outside****Front Garden**

Mainly laid to lawn with off road parking available on the driveway,

**Garage**

With electrically operated roller door, personal door to rear, door to the side elevation.

**Rear Garden**

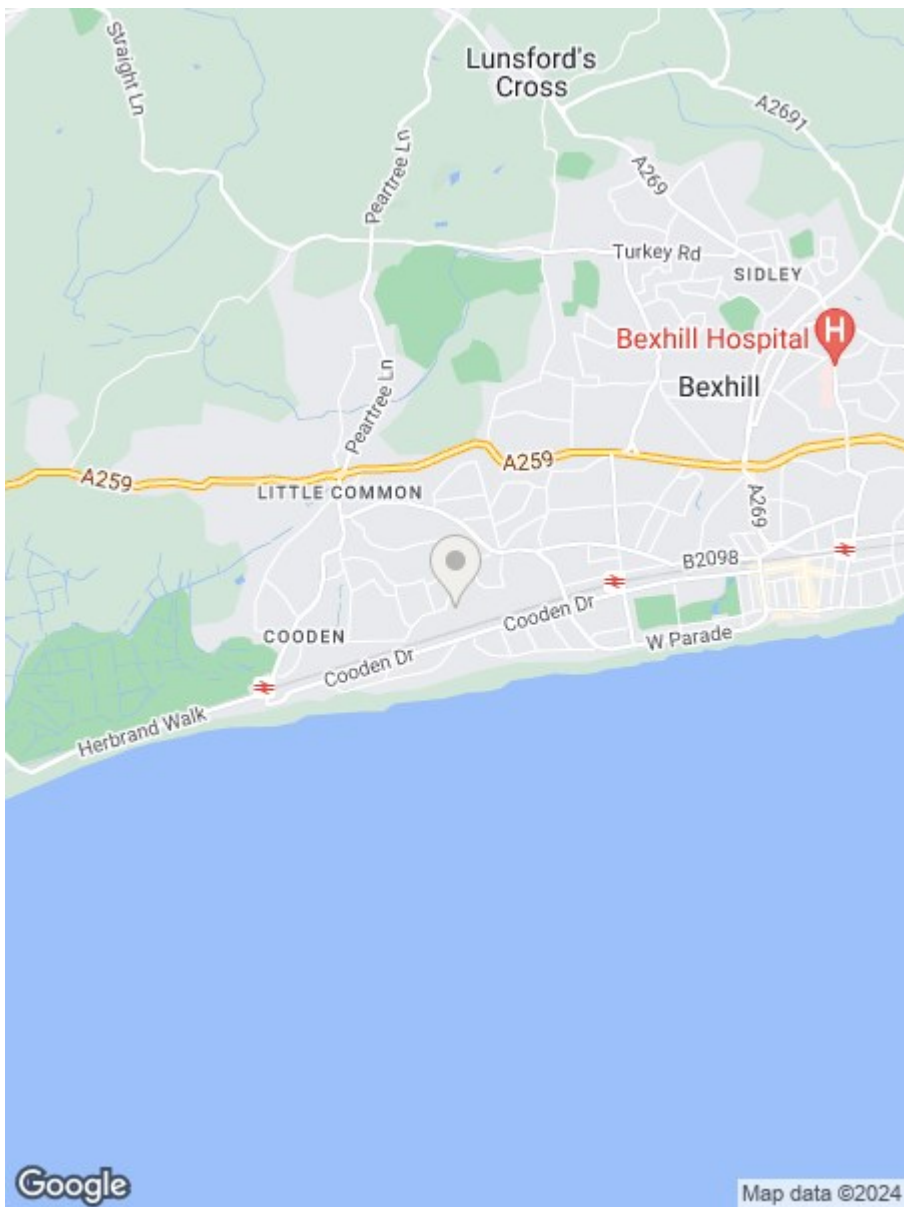
Mainly laid to lawn with beautiful patio area suitable for alfresco dining, timber framed shed, outside water tap, enclosed with fencing, opening out to a large lawned area at the side of the property with a whole host of mature plants, shrubs and trees of various kinds, timber framed shed, all enclosed with fencing to all sides offering privacy and seclusion.

**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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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