

**RUSH
WITT &
WILSON**



8 Woodlands, Bexhill-On-Sea, East Sussex TN39 4RJ
£399,000

An exceptionally well presented three bedroom detached family home ideally tucked away in this quiet cul-de-sac location of Little Common. Offering bright and spacious accommodation throughout, the property comprises lounge, kitchen/breakfast room, large conservatory, three bedrooms with the master bedroom further benefiting from en-suite shower room, family bathroom and ground floor W.C. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property offers a well maintained garden to the rear of the property, whilst to the front of the property there is ample parking for multiple vehicles and a detached single garage. Viewing is highly recommended by the Vendors chosen sole agents at RWW Bexhill to appreciate this spacious family home in the sought-after location of Little Common.



Entrance Hallway

With entrance door, radiator, under stairs storage cupboard, oak effect karndean flooring throughout ground floor.

Cloakroom

Obscured window to rear elevation, radiator, W.C. with low level flush, pedestal mounted wash hand basin with mixer tap and tiled splash back.

Kitchen/Dining Room

18'6" x 9'0" (5.65 x 2.75)

Windows to front elevation, double doors to rear elevation leading to patio, radiator, fitted kitchen with a range of matching wall and base level units with roll top work surfaces, range style electric cooker with 5 gas ring burner hob and fitted stainless steel extractor hood above, plumbing space for washing machine, inset stainless steel bowl and a half sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer, part mosaic tiled walls, recess ceiling spotlights.

Living Room

18'6" x 10'2" (5.65 x 3.12)

Windows to front elevation, double door to rear elevation leading through to conservatory, two radiators, ceiling mounted spotlights.

Conservatory

14'11" x 13'0" (4.56 x 3.97)

Windows to three sides with double doors leading to rear garden, ceiling mounted spotlights.

First Floor Landing

Window to rear elevation, radiator, airing cupboard which houses the gas central heating boiler.

Bedroom One

15'7" x 10'5" (4.77 x 3.20)

Windows to rear elevation, radiator, fitted single wardrobe with hanging space and shelving, additional fitted double wardrobe with hanging space and shelving.

En-Suite Shower Room

Obscured window to front elevation, radiator, white bathroom suite comprising pedestal mounted wash hand basin with mixer tap, W.C. with low level flush, walk-in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, electric shaver point, extractor fan.

Bedroom Two

9'9" x 9'1" (2.98 x 2.79)

Windows to front elevation, radiator, fitted double wardrobe with hanging and shelving, ceiling mounted spotlights.

Bedroom Three

9'1" x 6'5" (2.79 x 1.96)

Window to rear elevation, radiator, fitted single wardrobe with hanging space and shelving, ceiling mounted spotlights.

Bathroom

Obscured window to front elevation, radiator, white bathroom suite comprising pedestal mounted hand wash basin with mixer tap, W.C. with low level flush, panel enclosed bath with mixer tap and shower attachment, part tiled walls, extractor fan, electric shaver point.

Outside**Front Garden**

Small maintenance garden, block paved driveway provides off road parking for multiple vehicles.

Rear Garden

Immaculately presented rear garden which has a stone laid patio which then leads onto the rest of the garden which is mainly laid to lawn with an additional sun patio area ideal for alfresco dining, timber garden shed, side access to garage. gated access down both sides of the property.

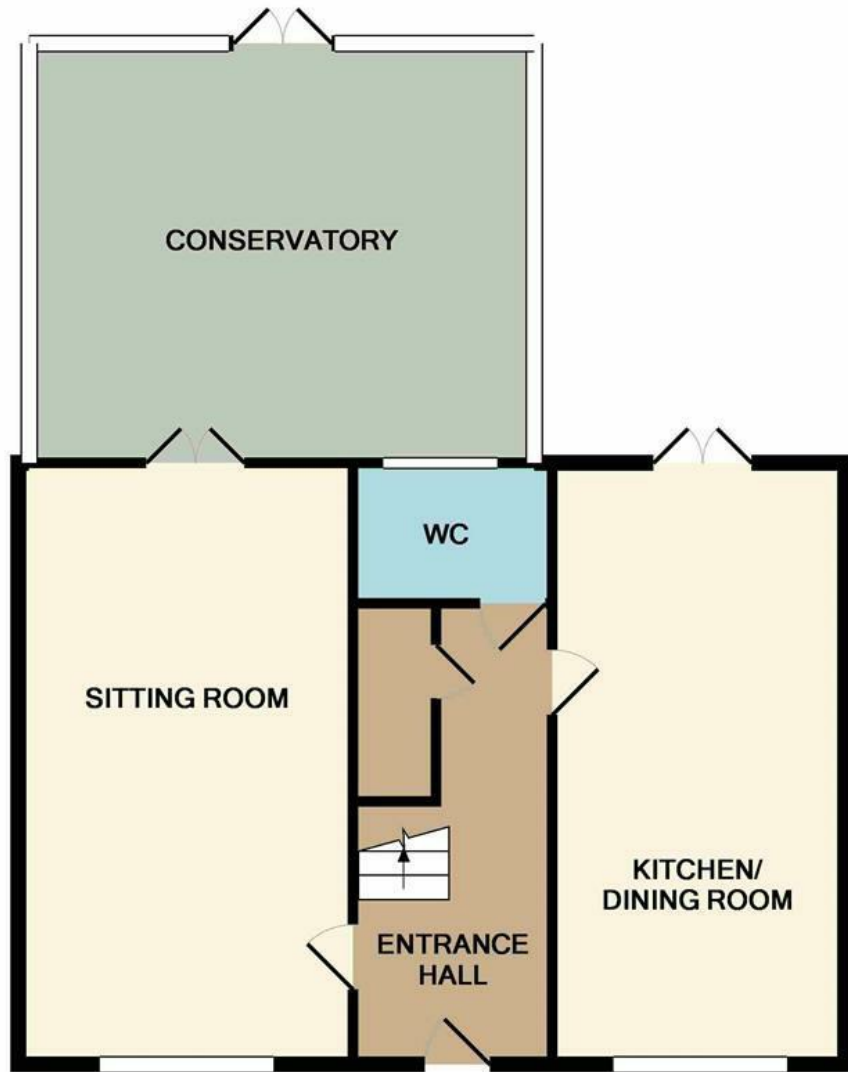
Garage

Light and power.

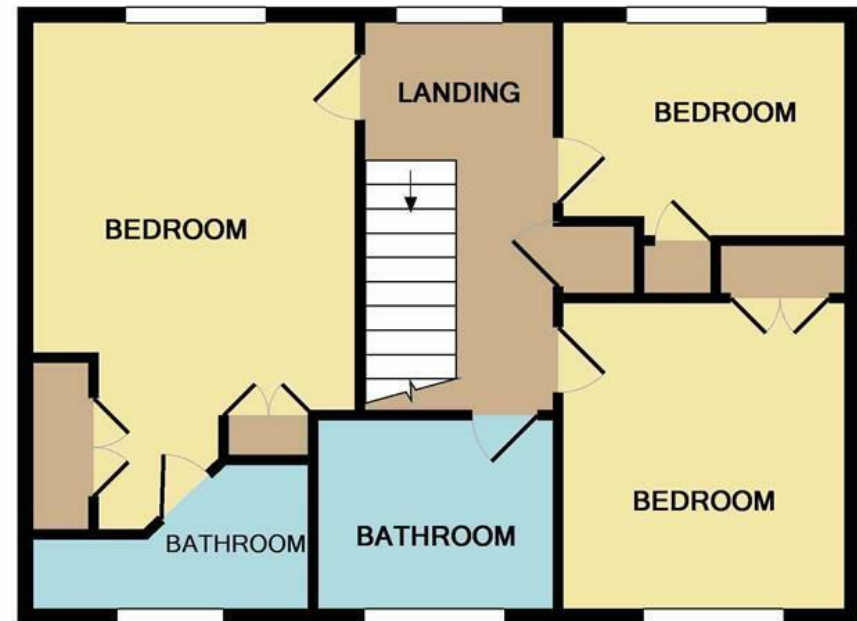
Agents Notes

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.





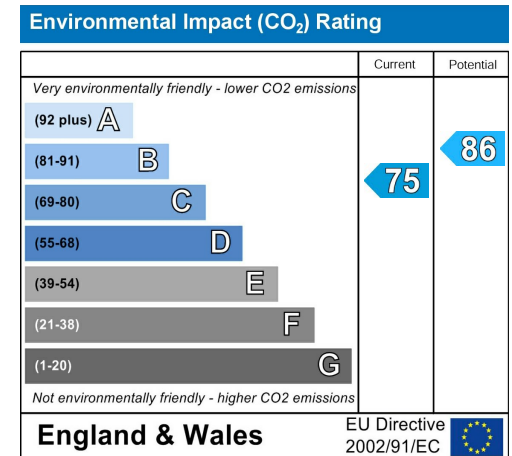
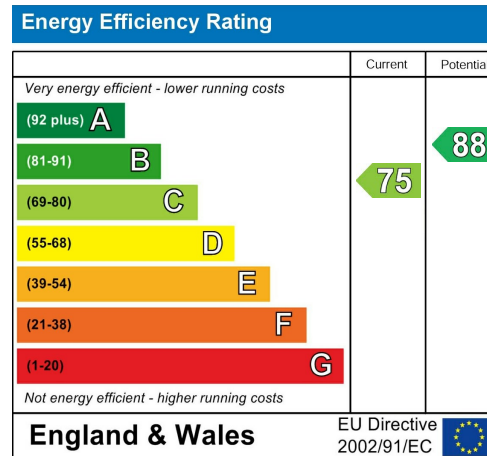
GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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