

**RUSH
WITT &
WILSON**



**17 Magpie Close, Bexhill-On-Sea, East Sussex TN39 4EU
Offers In Excess Of £475,000 Freehold**

A beautifully presented four bedroom detached family house, situated in this highly sought after location of Little Common, Bexhill. Offering bright & spacious accommodation throughout, the property comprises, four double bedrooms, en-suite, living room, dining room, modern fitted kitchen/breakfast room, downstairs w/c, stunning oak internal doors, gas central heating system & double glazing throughout. Externally, the property offers off road parking for multiple vehicles, well maintained rear gardens & garage. Viewing comes highly recommended by Rush, Witt & Wilson. Council Tax Band E.



Entrance Hall

With entrance door, double radiator, stairs leading to first floor, large understairs storage cupboard.

Lounge

17'3 x 10'9 (5.26m x 3.28m)

Double glazed windows to front elevation, double radiator, internal glazed double doors leading to the dining room. Feature fireplace with tiled surround and log burning stove with wood mantel piece. Doors leading through to:

Dining Room

10'10 x 10'7 (3.30m x 3.23m)

Double glazed sliding patio door giving access to the conservatory overlooking rear garden, glazed internal double doors leading back through to the lounge, door leading through to the kitchen, double radiator.

Conservatory

12'7 x 7'7 (3.84m x 2.31m)

Triple aspect double glazed windows to the rear and both sides with a double glazed door giving access onto the rear garden.

Kitchen/Breakfast Room

15'2 x 11'2 (4.62m x 3.40m)

Modern fitted kitchen with range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine, integrated dishwasher, four ring gas hob, built-in electric Hotpoint oven and grill, space for free standing fridge/freezer, tiled splashbacks, extractor canopy, double radiator, breakfast bar, double glazed windows overlooking the rear garden, glass panelled door giving access onto the side.

Cloakroom/WC

Obscure double glazed window to side elevation, radiator, low level wc., floating wash hand basin with hot and cold tap with tiled splashback.

First Floor

Landing

Access to loft space.

Bedroom One

14'7 x 11'2 (4.45m x 3.40m)

Double glazed windows overlooking the front elevation, radiator, built-in wardrobe cupboards with fitted shelving hanging space and additional storage above.

En-Suite Shower Room

Modern suite comprising wc. with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, part tiled walls, radiator, obscure glass window overlooking the front elevation.

Bedroom Two

17'3 x 11'1 (5.26m x 3.38m)

Double glazed window overlooking the front elevation, built-in wardrobes with hanging space, additional shelving above, double radiator. shelving and storage cupboards above.

Bedroom Three

13'3 x 7'10 (4.04m x 2.39m)

Double glazed window to rear elevation overlooking the rear garden, built-in wardrobe with hanging space and additional storage above, radiator.

Bedroom Four

11'1 x 7'6 (3.38m x 2.29m)

Double glazed window to rear elevation, radiator, fitted wardrobe with hanging space and shelving and storage cupboard above.

Family Bathroom

Obscure double glazed window to rear elevation, heated chrome towel rail, modern suite comprising panel enclosed bath with chrome mixer tap and chrome hand shower attachment, low level wc. with low level flush, vanity unit with hand basin with mixer tap, part tiled walls, chrome heated towel rail, tiled floor.

Outside

Front Garden

Block paved driveway providing off road parking for multiple vehicles.

Garage

16'2 x 7'4 (4.93m x 2.24m)

Single garage with up and over door, light, power, fitted shelving and modern electric consumer unit.

Rear Garden

Private and secluded westerly facing rear garden with a sun patio with the rest of the garden being mainly laid to lawn with extensive and mature plant, shrub and hedge borders, outside tap, timber framed shed and side access is available.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

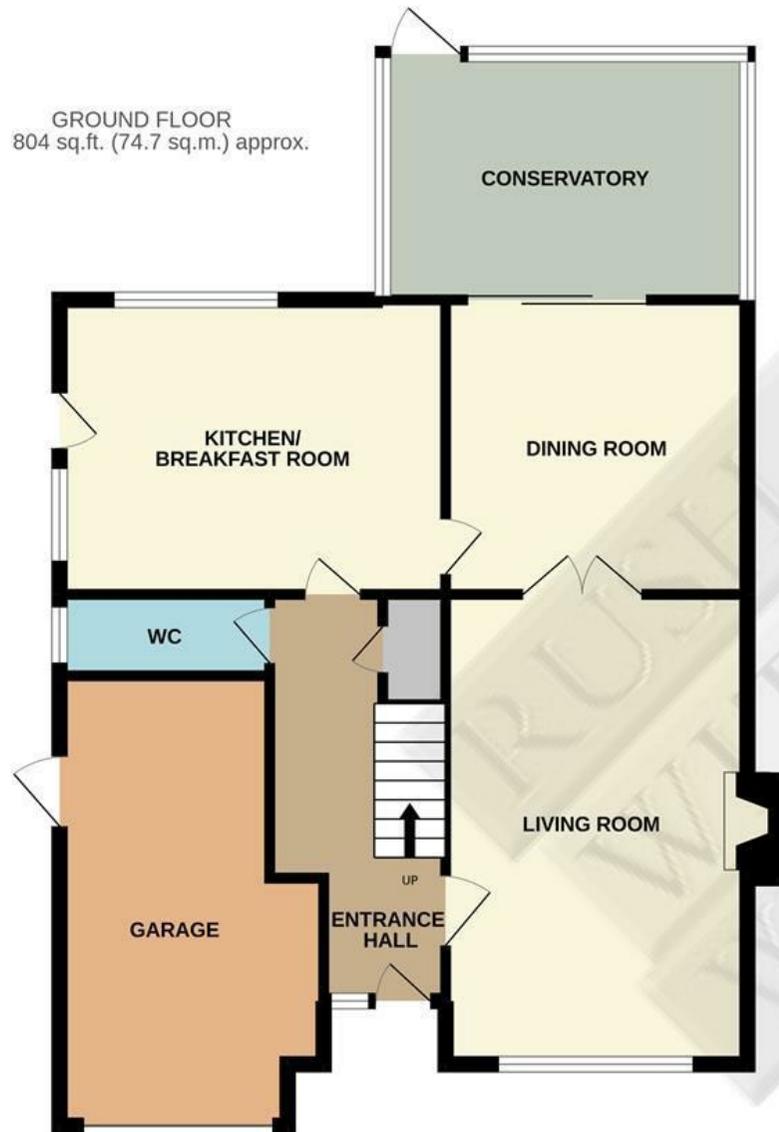
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.

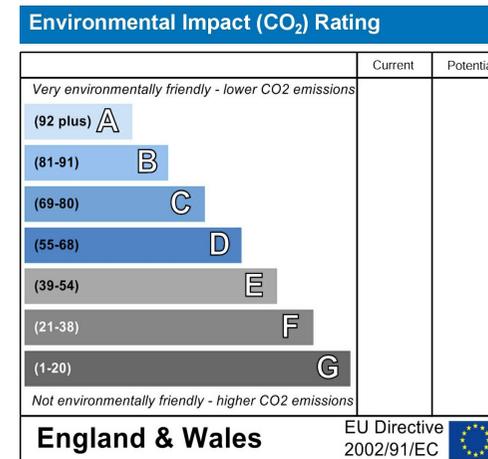
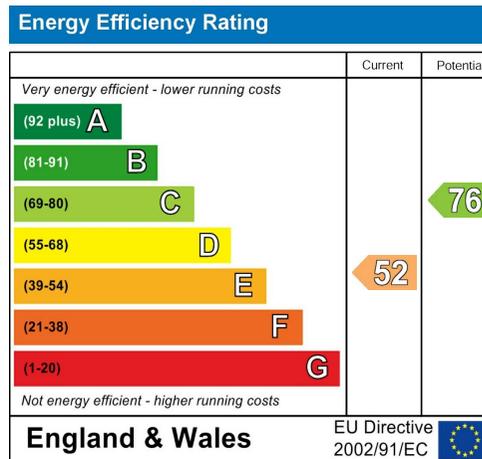
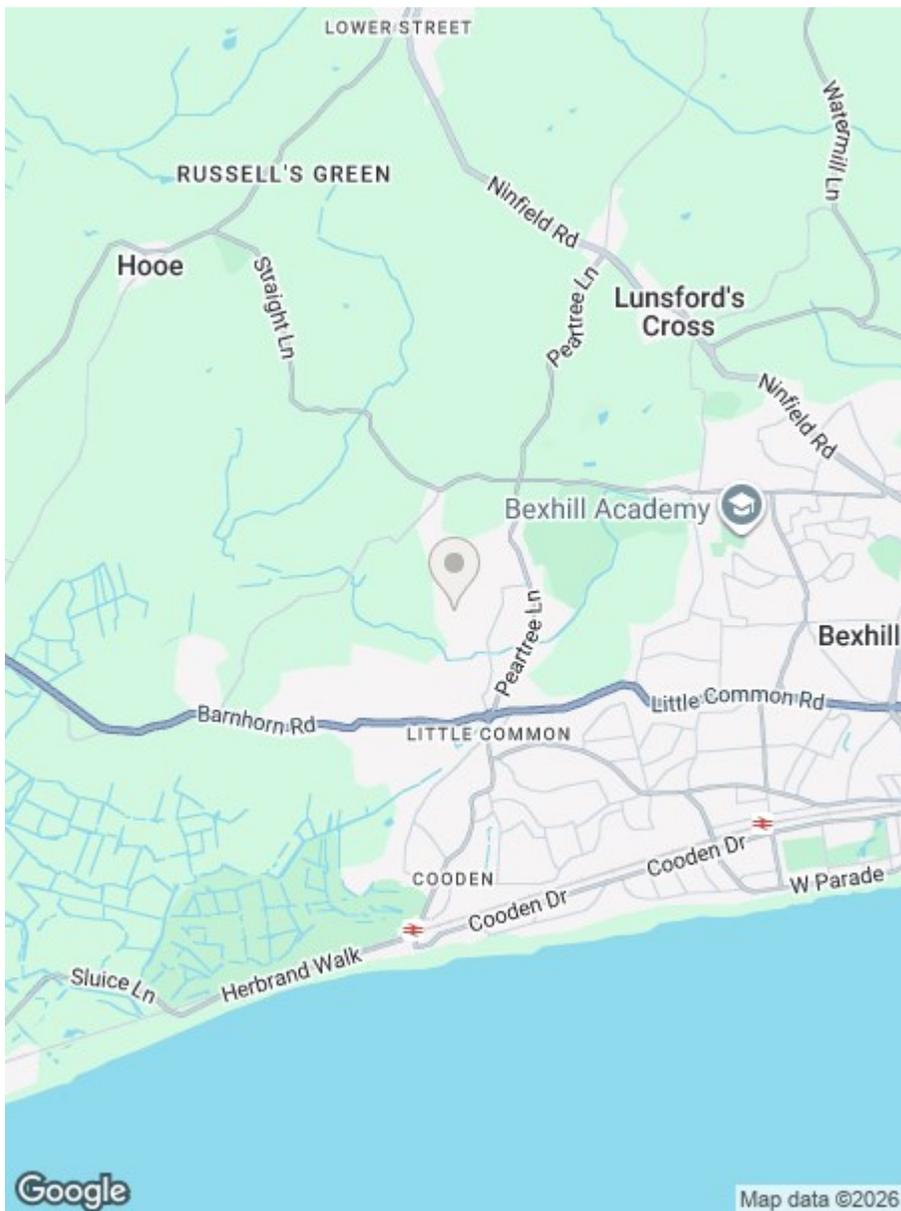


1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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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