

**RUSH  
WITT &  
WILSON**



**31 Martyns Way, Bexhill-On-Sea, East Sussex TN40 2SE  
£399,950**

**A beautifully presented, bright and spacious detached four double bedroom chalet bungalow located in a popular residential area of Bexhill within close distance to Ravenside Retail Park and the beach. The accommodation comprises two double bedrooms, lounge, separate dining room, fitted kitchen, lean-to/utility room and separate W.C to the ground floor with a further two double bedrooms and modern fitted family bathroom to the first floor. Externally, the property offers gardens to the front and rear, driveway providing off road parking for multiple vehicles and single garage. This property is offered with no onward chain. Viewing comes highly recommended by RWW sole agents.**



### **Hallway**

Radiator, under-stairs storage cupboard, stairs leading to first floor and access to all rooms on the ground floor.

### **Lounge**

16'6" x 11'10" (5.03 x 3.61)

Front aspect double glazed window overlooking front garden and also a side aspect double glazed window, two radiators, feature fire place, door leading to dining room.

### **Dining Room**

9'10" x 9'4" (3 x 2.84)

Front aspect double glazed window overlooking front garden, radiator, door leading to:

### **Kitchen**

11'3" x 9'10" (3.43 x 3)

Side aspect double glazed window with obscured glass panelled double glazed door leading to and looking out onto lean to at the side of the property. Radiator. Kitchen comprising a range of matching wall and base level units, roll top work surfaces, space for free standing cooker and oven, plumbing space for dishwasher and part tiled walls.

### **Lean To Utility Room**

Single glazed windows to the front with wooden timber doors leading to the front of the property and also leading to the rear of the property. Plumbing and space for a washing machine, power and space for free standing fridge/freezer. Roll top work surface with storage space beneath.

### **Bedroom Two**

10'11" x 10'0" (3.33 x 3.05)

Side aspect double glazed window overlooking side/rear garden, radiator, fitted storage cupboards with hanging space and shelving and storage cupboard above.

### **Bedroom Three**

10'9" x 9'11" (3.28 x 3.02)

Side aspect double glazed window overlooking side/rear garden, radiator.

### **Downstairs W.C.**

Rear aspect obscured double glazed window, low level w.c.

### **First Floor Landing**

Access to loft.

### **Bedroom Four**

13'0" x 7'0" (3.96 x 2.13)

extending to 10'9" at doorway (3.28m). Double glazed window, radiator, door with access to eaves providing storage.

### **Bedroom One**

13'9" x 13'0" (4.19 x 3.96)

Side aspect double glazed window, radiator, fitted wardrobe with wooden sliding doors, storage cupboards and tv display unit, providing hanging space and shelving

### **Family Bathroom**

Beautiful modern bathroom suite comprising double ended bath, window to side elevation, radiator, w.c with concealed cistern, wall mounted wash hand basin with stainless steel mixer tap, electric shaver point, separate walk-in shower with controls, shower head and glass screens. tiled walls.

### **OUTSIDE**

#### **Front Garden**

To the front of the property it is mainly laid to lawn, driveway providing off road parking for multiple vehicles with driveway leading to garage.

#### **Rear Garden**

Accessed via the lean-to/utility room at the side which leads onto the: Rear Garden.

Mainly laid to lawn with patio laid area, bordered bay panel enclosed fencing, timber garden shed and door with access to rear of garage.

#### **Garage**

Up and over door, housing a gas meter with light and power.

#### **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>		
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(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**