

**RUSH  
WITT &  
WILSON**



**9 Third Avenue, Bexhill-On-Sea, East Sussex TN40 2PG  
Offers In Excess Of £435,000**

**A beautifully presented six bedroom detached chalet style bungalow, situated in the sought after residential location of Bexhill, approximately 0.6 miles from Ravenside Retail Park offering a wide range of amenities. Offering bright and spacious accommodation throughout the property comprises six bedrooms, two reception rooms, conservatory, fitted kitchen, downstairs and first floor bathrooms as well as en-suite cloakroom to the master bedroom, double glazed windows and doors and gas central heating system. Externally the property boasts a well maintained front and rear garden, driveway providing off road parking and garage. Viewing comes highly recommend by RWW sole agents. Council Tax E.**



### **Entrance Porch**

With glass panelled door leading to entrance hall and hanging space.

### **Hallway**

With entrance door, wood flooring, stairs leading to the first floor.

### **Living Room**

15'2" x 12'8" (4.63 x 3.88)

Double glazed windows to the side elevation, radiator, feature fireplace, freestanding coal effect electric fire, doors leading to conservatory.

### **Conservatory**

9'10" x 9'6" (3 x 2.92)

Double glazed windows overlooking the rear garden, radiator, double glazed glass panelled door leading out onto the rear patio.

### **Kitchen/Breakfast Room**

15'3" x 8'10" (4.66 x 2.71)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, space for freestanding fridge/freezer, space and plumbing for washing machine, gas central heating boiler, tiled floor, tiled splashbacks, double glazed windows overlook the rear garden, door leading to second reception room.

### **Second Reception Room**

14'7" x 13'1" (4.46 x 4.00 )

Double glazed windows and door overlooking the rear garden, internal door leading to garage, radiator.

### **Downstairs Bathroom**

Suite comprising corner jacuzzi bath with hot and cold tap, 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 taps and chrome showerhead, chrome heated towel rail, part tiled walls, tiled floor.

### **Bedroom Three**

11'11" x 10'4" (3.64 x 3.16)

Double glazed window overlooking the front elevation, radiator.

### **Bedroom Four**

11'10" x 9'10" (3.63 x 3.00)

Double glazed window overlooking the front elevation, radiator.

### **Bedroom Six/Study**

12'3" x 5'8" (3.75 x 1.73)

Double glazed windows overlooking the side elevation, radiator.

### **First Floor Landing**

### **Master Bedroom**

17'2" x 11'1" (5.24 x 3.39)

Double glazed window overlooking the front elevation, Velux window to the side elevation, two radiators.

### **En-Suite Cloakroom**

Low level wc and pedestal mounted wash hand basin with hot and cold tap, tiled floor.

### **Bedroom Two**

17'11" x 9'10" (5.48 x 3.00)

Double glazed windows overlooking the front elevation, Velux window to the side elevation, double radiator.

### **Bedroom Five**

8'9" x 6'4" (2.69 x 1.95)

Double glazed window to the rear elevation.

### **First Floor Bathroom**

Suite comprising wc with low level flush, panelled bath with hot and cold tap, chrome shower attachment, pedestal mounted wash hand basin with hot and cold tap, walk in shower cubicle with chrome wall mounted shower controls, chrome showerhead, obscured double glazed window to the rear elevation, tiled floor.

### **Outside**

### **Front Garden**

Driveway offering off road parking for multiple vehicles leading to integral garage.

### **Garage**

One and half sized garage, single up and over door, power and light, work benches, personal door with access into second reception room.

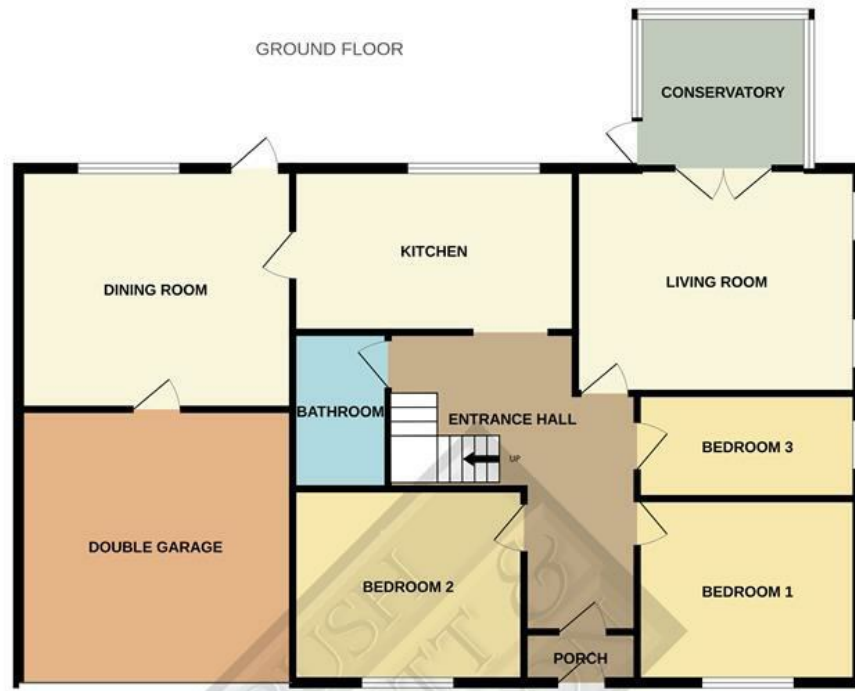
### **Rear Garden**

Mainly laid to lawn well maintained rear garden, shrubs, plants and trees of various kinds, patio area, raised decking area, timber framed shed, enclosed with fences to all sides, side access is available.

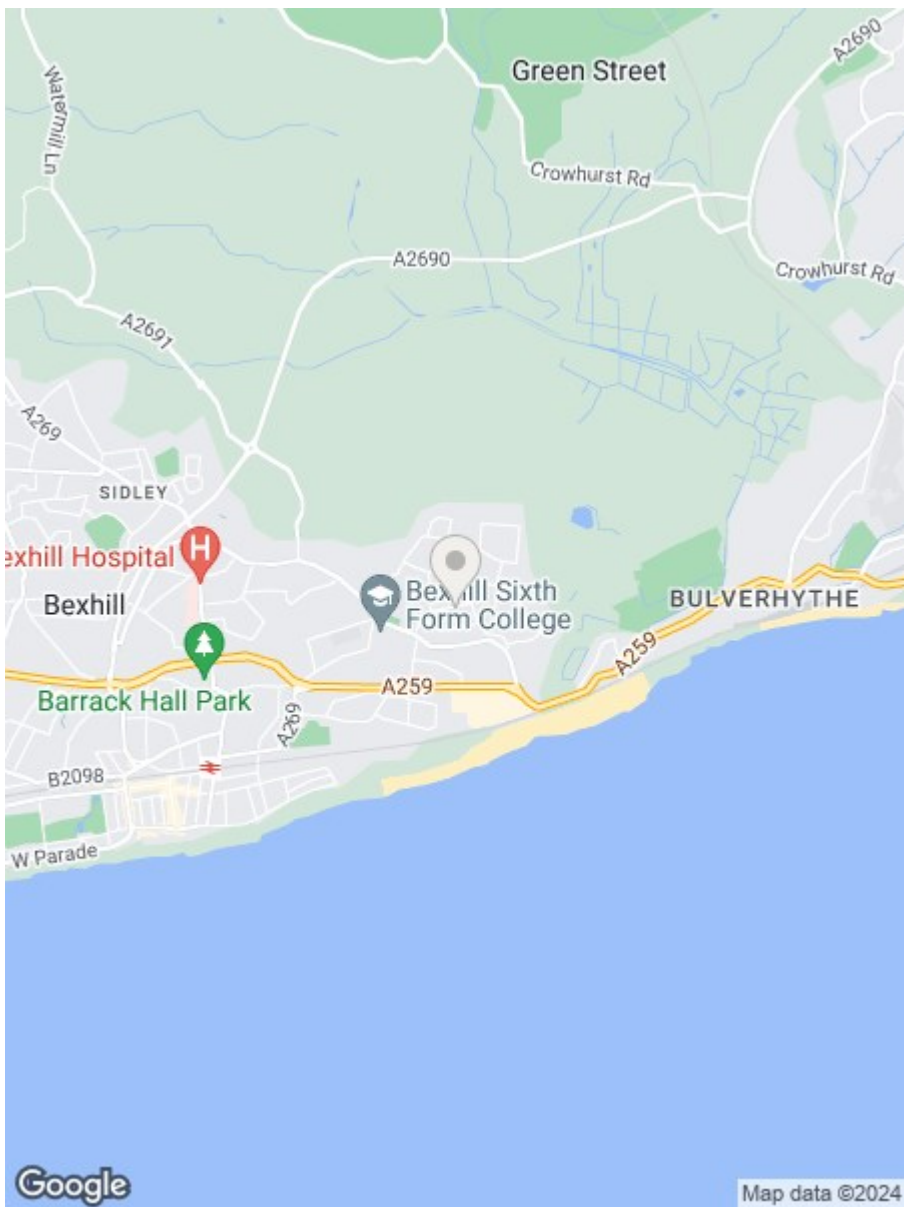
### **Agents Note**

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.





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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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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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