

**RUSH
WITT &
WILSON**



**16 Falconbury Drive, Bexhill-On-Sea, East Sussex TN39 3UW
£565,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom, two reception room detached bungalow with double garage, ideally located in this highly sought after residential location of Cooden. Offering bright and spacious accommodation throughout the property comprises a kitchen/breakfast room, lounge, second reception room, three double bedrooms with the master bedroom benefiting from its own en-suite shower room and a family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property offers a beautifully maintained private and secluded south facing rear garden, whilst to the front there is a front garden and a driveway providing off road parking for multiple vehicles leading to the double garage. Ideally situated in the highly sought after location of Cooden within easy walking distance of Little Common Village with its range of amenities approximately 0.4 miles away, whilst Bexhill town centre and Bexhill Seafront are approximately 1.5 miles away. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning detached bungalow in this popular location. Council Tax Band E.



Entrance Porch

7'1" x 4'8" (2.17 x 1.44)

Double glazed front door leading to the entrance porch, with double glazed windows to the front and side elevations, tiled floor and obscured glass panelled internal front door leading to the hallway.

Entrance Hallway

Radiator, large storage cupboard with fitted shelving and additional storage cupboard above, large airing cupboard housing the hot water cylinder with slatted shelving and additional storage cupboard above, access to loft space with fitted loft ladder, internal door leading to the integral garage.

Lounge/Diner

17'3" x 13'9" (5.27 x 4.21)

Double glazed sliding patio doors to the rear elevation, giving access onto the rear garden, two radiators, door leading through to the second reception room.

Reception Room Two

20'2" x 9'11" (6.15 x 3.03)

Double glazed windows to the side and rear elevation, double glazed sliding patio doors to the side elevation giving access onto the rear garden, radiator, feature fireplace with fitted gas fire.

Kitchen/Breakfast Room

11'8" x 9'10" (3.57 x 3)

Double glazed windows and obscured double glazed door to the rear elevation giving access onto the rear garden, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated eye level electric oven, gas hob with modern fitted extractor hood above, integrated slimline dishwasher, integrated under counter fridge, stainless steel bowl and half sink with drainer and mixer tap, part tiled walls, recessed ceiling spotlights.

Bedroom One

14'10" x 10'11" (4.53 x 3.33)

Double glazed window to the rear elevation overlooking the rear garden, radiator, door with access to en-suite shower room.

En-Suite Shower Room

Obscured double glazed window to the rear elevation, heated chrome towel rail, modern white suite comprising low level wc, pedestal mounted wash hand basin, walk in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, bathroom light with electric shaver point, extractor fan.

Bedroom Two / Dining Room

12'4" x 10'3" (3.76 x 3.13)

Double glazed bay window to the front elevation, radiator.

Bedroom Three

9'1" x 8'10" (2.77 x 2.71)

Double glazed window to the front elevation, radiator.

Bathroom

Obscured double glazed window to the side elevation, radiator with heated chrome towel rail, modern white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panelled enclosed p-bath with wall mounted shower controls and shower attachment, part tiled walls, bathroom light with electric shaver point.

Integral Double Garage

17'6" x 14'7" (5.34 x 4.47)

Electric up and over door, obscured double glazed door to the side elevation giving access to the side of the property, modern electric consumer unit, gas central heating boiler, gas meter and utility space with plumbing space for washing machine, fitted cupboards.

Outside**Rear Garden**

Beautifully maintained south facing rear garden with sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plant, shrub and hedge borders, timber summerhouse, additional timber garden shed down one side of the property, to the other side of the property there is gated access leading to the front.

Front Garden

Mainly laid to lawn with some mature plant, shrub and hedge borders, blocked paved driveway providing off road parking for multiple vehicles leading to the double garage.

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.



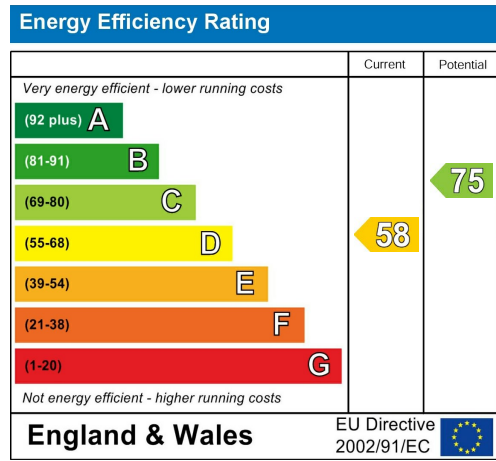
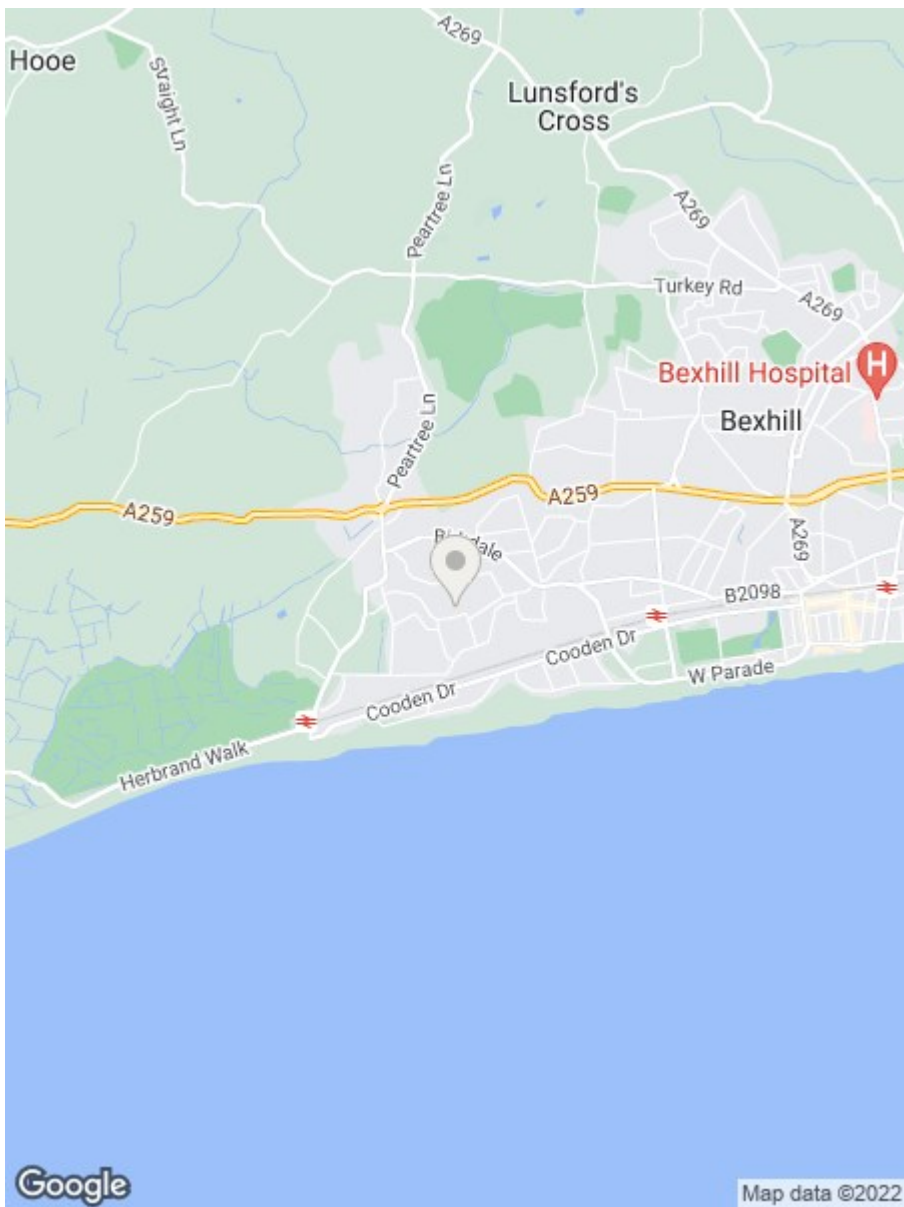
GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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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**RUSH
WITT &
WILSON**

**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**