

**RUSH  
WITT &  
WILSON**



**18 Fairfield Chase, Bexhill-On-Sea, East Sussex TN39 3YD  
£485,000**

**An impressive three double bedroom detached bungalow with double garage, presented to an excellent standard, entrance porch, kitchen/ breakfast room, en-suite to master bedroom, spacious living room, utility room, extensive private front and rear gardens, gas central heating system with modern boiler, upvc double glazed windows and doors, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



**Entrance Porch**

With sliding doors.

**Entrance Hall**

Entrance door, obscure glass window to the front elevation, two single radiators, access to roof space, built in airing cupboard.

**Living Room**

22'7" x 17'2" (6.90m x 5.24m )

Two double radiators, patio doors to the rear overlooking the beautiful and extensive rear garden, stone fireplace with electric real flame fire, window to the front elevation with double radiator.

**Kitchen/ Breakfast Room**

14'11" x 12'0" (4.56m x 3.68m)

Window overlooks the rear elevation, fitted kitchen comprising a range of base and wall units with granite worktops, one and half bowl enamel sink unit mixer tap, dishwasher, gas hob with extractor canopy and light, built in double oven with grill, space for fridge/freezer, space for table and chairs.

**Utility Room**

Plumbing for washing machine and space for tumble dryer, wall mounted modern gas central heating and domestic hot water boiler, enamelled one and half bowl sink unit with mixer tap, door leads out to the rear, part tiled walls.

**Bedroom One**

13'0" x 13'0" (3.98m x 3.98m)

Window overlooks the rear elevation, single radiator, built in sliding mirror fronted wardrobe cupboards.

**En-Suite**

Comprising walk in shower with chrome controls and chrome showerhead, chrome heated towel rail, wc with concealed cistern, vanity units, inset wash hand basin, fully tiled walls, tiled floor, obscured glass window to the side elevation.

**Bedroom Two**

11'6" x 10'0" (3.51m x 3.06m )

Window to the front elevation, single radiator, built in wardrobe cupboard.

**Bedroom Three**

10'3" x 9'9" (3.14m x 2.99m)

Window to the front elevation, single radiator.

**Bathroom**

Suite comprising shower/bath with chrome controls, chrome showerhead and shower screen, wc with concealed cistern, inset wash hand basin, vanity units, single radiator with heated towel rail, obscure glass window to the side elevation.

**Outside**

**Front Garden**

A whole host of beautiful rockery areas all stocked with mature shrubbery and plants of various kinds, slabbed pathways to the front and side of the property, off road parking is available for several vehicles on extensive bricked paved parking arear to the front of the double garage.

**Rear Garden**

Extensive in size, patio areas for alfresco dining, mainly laid to lawn with a whole host of beautiful shrubs, plants and trees of various kinds, all enclosed with fencing to all sides offering privacy and seclusion, side gate leads to the front of the property, outside water tap.

**Double Garage**

two electrically operated up and over doors, power and light, personal door to the rear with window.

**Agents Note**

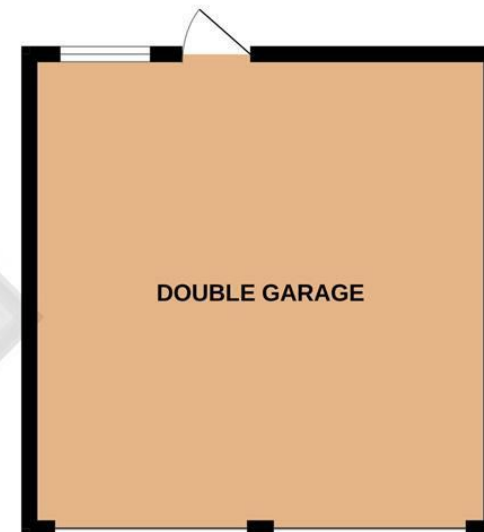
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.

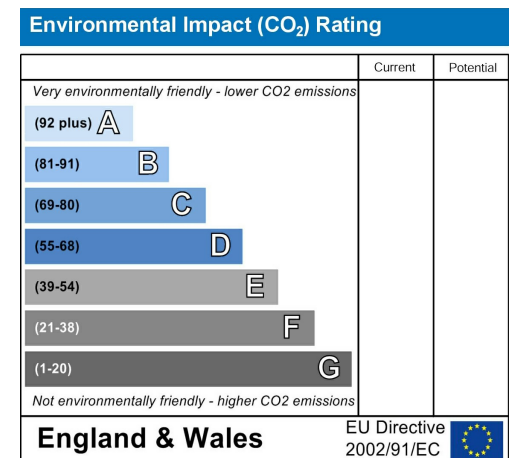
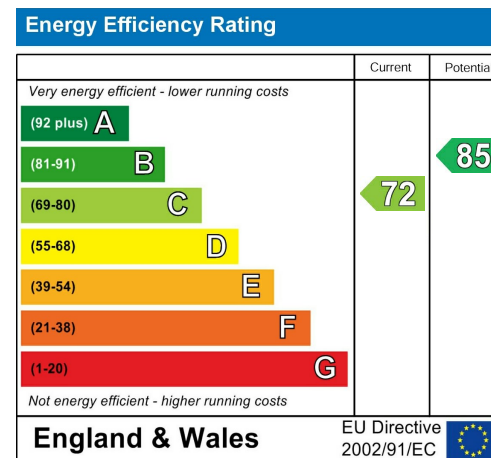
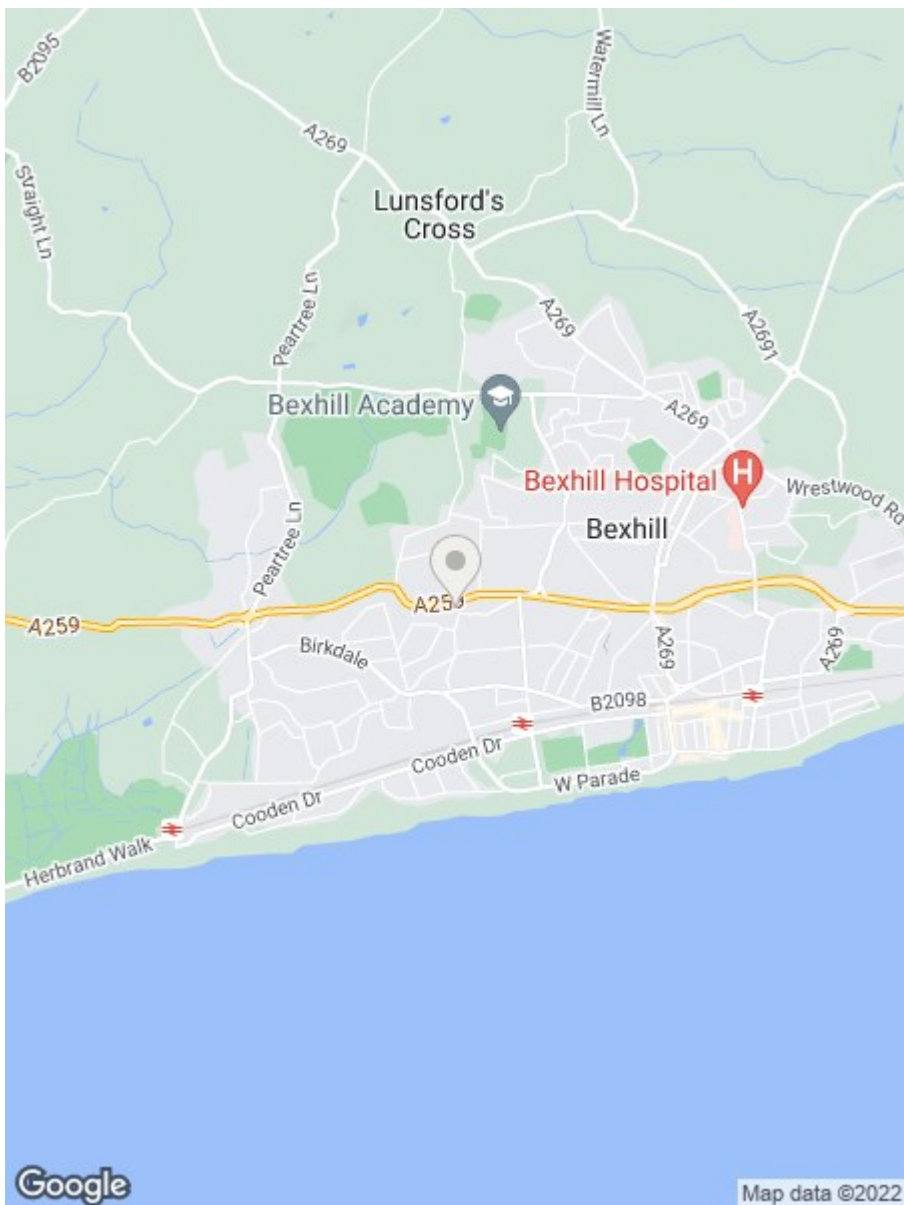


DETACHED GARAGE  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.4 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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