

**RUSH  
WITT &  
WILSON**



**8 Summer Hill Road, Bexhill-On-Sea, East Sussex TN39 4LN  
£525,000**

**This exceptionally well presented link detached chalet bungalow comprises three large double bedrooms, spacious living/dining room, modern fitted kitchen, modern fitted downstairs shower room, additional cloakroom, en-suite to master bedroom, gas central heating, double glazed windows throughout, externally the property offers beautifully well maintained gardens to the front and rear of the property, driveway providing off road parking for multiple vehicles and single garage. Ideally located in this quiet and sought after location of West Bexhill, viewing comes highly recommended to appreciate this bright and spacious property in this popular location. Council Tax Band E.**



**Entrance Porch**

4'11" x 4'4" (1.51 x 1.34)

Tiled floor, obscured glass panelled internal door, double glazed internal window looking through to the bedroom.

**Entrance Hallway**

Radiator, under stairs storage cupboard, additional storage cupboard with fitted shelving and cupboard above, stairs leading to first floor.

**L Shaped Living/Dining Room****Living Room**

18'5" x 12'5" (5.62 x 3.79)

Windows to front and side elevations, modern feature fireplace with electric fire and heater, radiator, open archway through to:

**Dining Room**

9'10" x 9'10" (3.01 x 3.01)

Windows to front and side elevations, radiator.

**Kitchen/Breakfast Room**

12'4" x 9'10" (3.77 x 3.02)

Window to side elevation, door giving access to side of property, newly modern fitted kitchen with a range of matching wall and base level units with straight edged laminated worktop surfaces, integrated fridge/freezer, work top mounted electric ceramic hob with fitted extractor hood above, integrated electric double oven and grill, plumbing space for washing machine, integrated slimline dishwasher, bowl and a half sink with drainer and mixer tap, part tiled walls, ceiling mounted spotlights, radiator.

**Bedroom One**

18'10" x 12'9" narrowing to 8'6" (5.76 x 3.90 narrowing to 2.60)

Window to rear elevation, two radiators, double glazed internal window looking through to porch, range of fitted bedroom furniture comprising wardrobes, cupboards and dressing table.

**Bedroom Two**

14'9" x 12'0" (4.51 x 3.66)

Window to rear elevation, radiator.

**Shower Room**

Comprising walk in shower, chrome controls with chrome

hand/shower attachment and fixing, wall mounted wash hand basin with vanity unit beneath, heated chrome towel rail with tiled splash backs, obscured glass windows to the side elevation, tiled floor.

**Separate W.C.**

Obscured window to side elevation, wc with low level flush, wall mounted wash hand basin with vanity unit, tiled splashbacks, partly tiled walls, ceramic floor tiling, double radiator.

**First Floor Landing**

Window to side elevation, radiator, door giving access to large eave storage.

**Bedroom Three**

17'8" x 11'10" (5.41 x 3.63)

Window to front elevation, radiator, cupboard giving access to eave storage.

**En-Suite**

Comprising walk in shower with chrome fixed showerhead, hand shower attachment, aqua splashbacks, wc with low level flush, corner wash hand basin with vanity unit and splashbacks, heated chrome towel rail.

**Outside****Front Garden**

Mainly laid to lawn, gated access to side of property, large driveway providing off road parking for multiple vehicles leading to integral garage.

**Rear Garden**

Exceptionally well presented rear garden which consists of a pathway round the rear of the property which leads to the side of the property giving gated side access, the rest of the garden is mainly laid to lawn with extensive and mature plant and shrub borders, all bordered by panel enclosed fencing, door giving rear access to garage.

**Garage**

Up and over door, power and light, housing electric meter and gas meter, door leading to rear garden.

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that

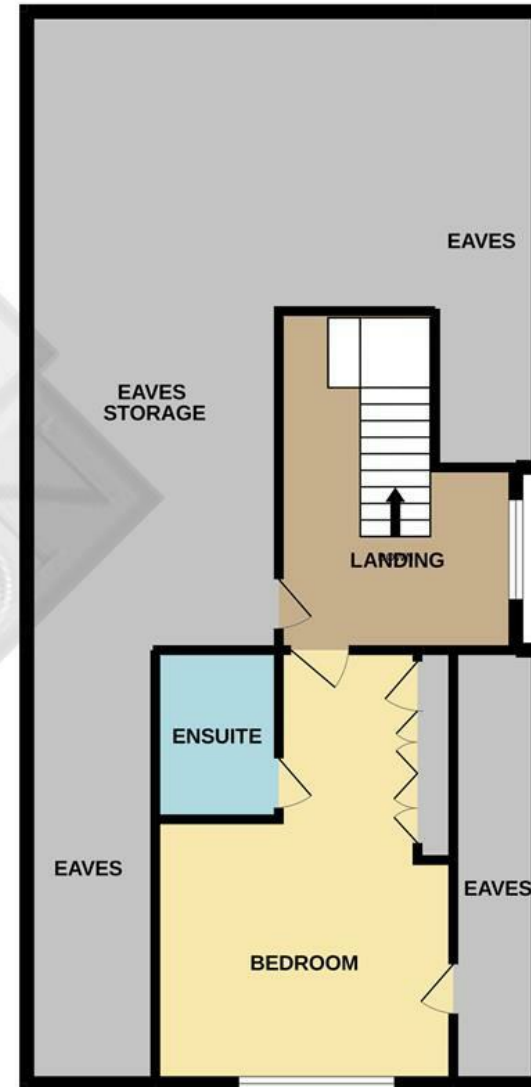
measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1229 sq.ft. (114.2 sq.m.) approx.



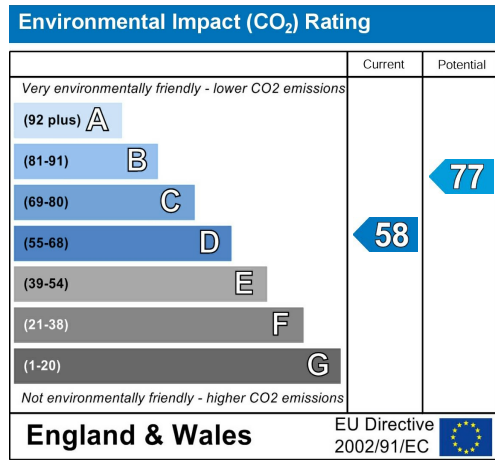
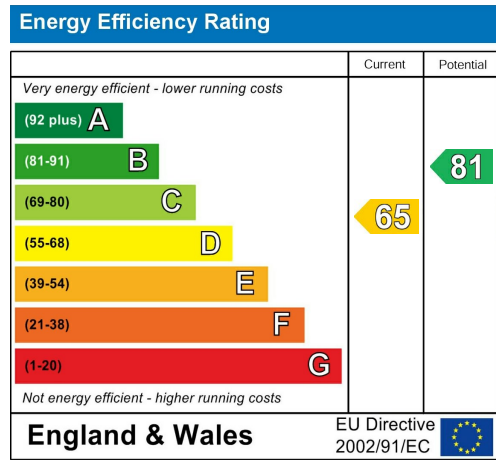
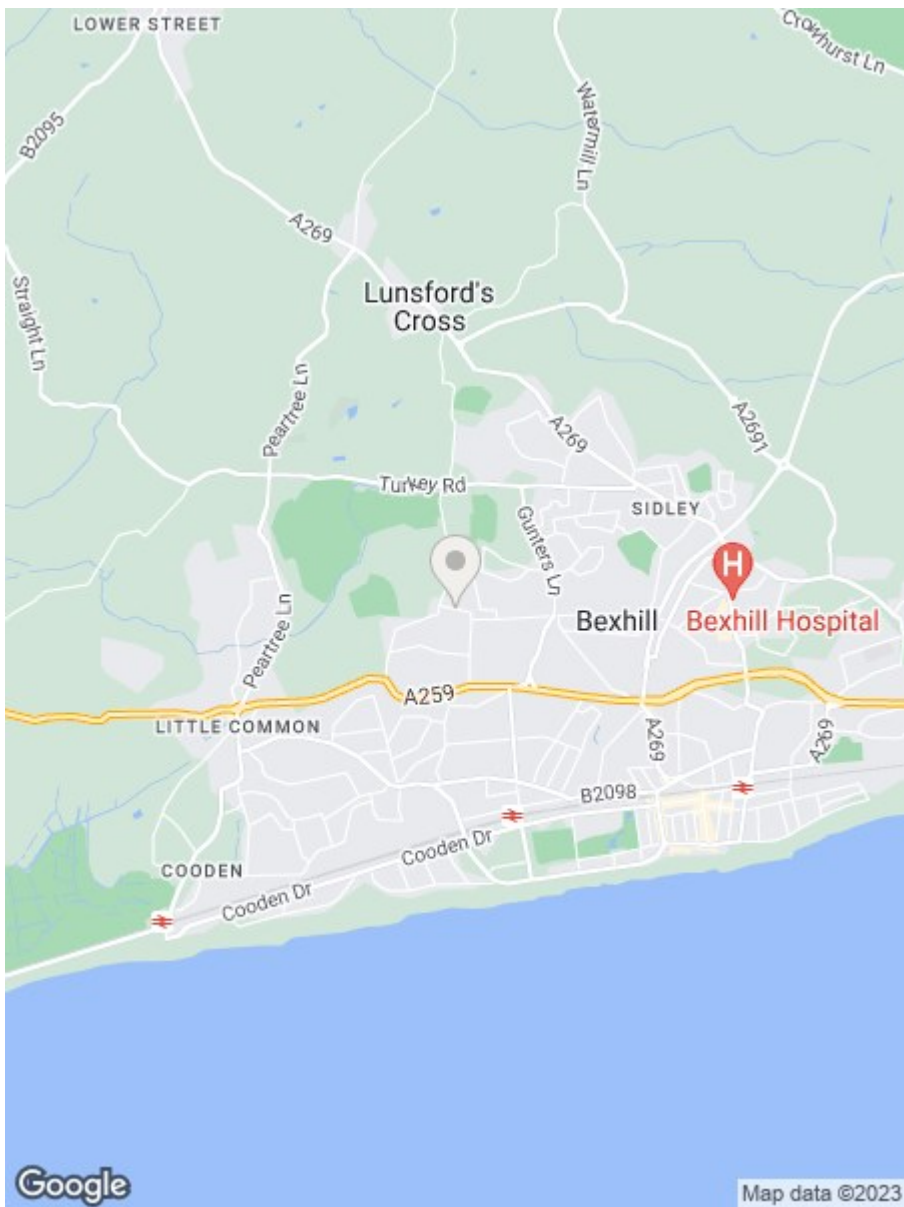
1ST FLOOR  
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2095 sq.ft. (194.6 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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