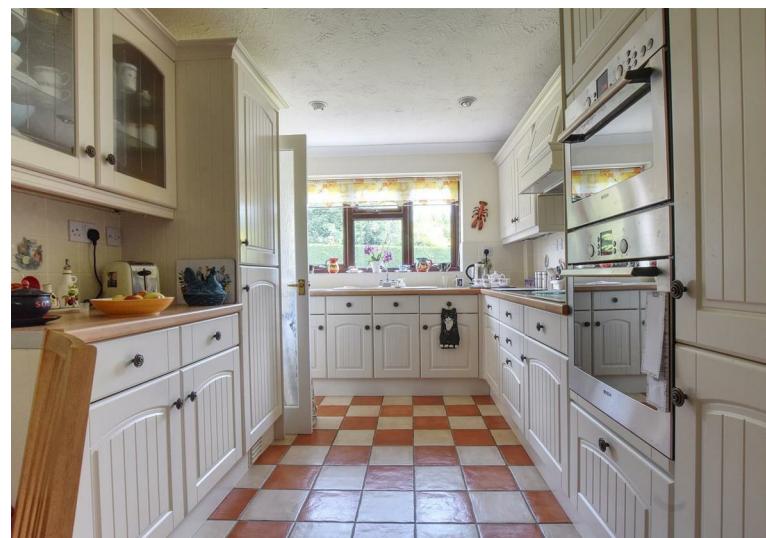


RUSH  
WITT &  
WILSON



**4 Aspen Way, Bexhill-On-Sea, East Sussex TN39 4RP**  
**Guide Price £555,000**

A beautiful three bedroom detached bungalow situated in this highly sought after location in Cooden within a very short walking distance to Little Common village with its range of amenities. Offering bright and spacious accommodation throughout, the property comprises three bedrooms, large living room with a modern fitted kitchen/breakfast room, utility and family bathroom, en-suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors and externally the property boasts off road parking for multiple vehicles, stunning well established rear garden and double garage. Viewing is highly recommended by Rush Witt & Wilson. Council Tax Band F.



### **Entrance Hallway**

Entrance door, radiator, access to roof space via loft hatch, cloaks cupboard with hanging space and shelving, airing cupboard, housing hot water tank and slatted shelving.

straight edge worktop surfaces with sink with drainer and mixer tap, double glazed windows to the side elevation, glass panel door giving access onto the rear garden, tiled flooring, tiled splashbacks.

### **Living Room**

18'9" x 14'8" (5.72m x 4.48m )

Double glazed windows and double glazed glass panelled sliding doors looking out to giving access onto the rear garden. Two double radiators, feature fireplace.

### **Family Bathroom**

Suite comprising w.c. with low level flush, panelled bath with chrome controls and chrome shower attachment and chrome shower head, vanity unit with wash hand basin and hot and cold tap, chrome heated towel rail, double glazed windows to the side elevation and part tiled walls.

### **Outside**

#### **Front Garden**

Block paved driveway providing off road parking for multiple vehicles with an area of front lawn.

#### **Double Garage**

With two electric up and over doors.

#### **Rear Garden**

Mainly laid to lawn, well established with plants, shrubs and small trees of various kinds. Patio area suitable for alfresco dining, timber framed summerhouse, fencing enclosed to all sides and 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.

### **En-Suite**

Modern suite comprising w.c. low level flush, wash hand basin and hot and cold tap and walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, obscure double glazed windows to the side elevation, part tiled walls and tiled floor.

### **Bedroom Two**

10'8" x 9'1" (3.27m x 2.79m )

Double glazed windows to the front elevation, radiator and built-in wardrobe cupboards.

### **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.

### **Bedroom Three**

7'8" x 7'3" (2.34m x 2.21m )

With double glazed windows to the side elevation and radiator.

### **Kitchen/Breakfast Room**

14'9" x 8'7" (4.5m x 2.64m )

Modern fitted kitchen with a range of matching and base level units with laminate wood effect worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated double oven and four ring electric hob, extractor fan above, integrated fridge and freezer, tiled splashbacks, double glazed windows to the rear elevation and radiator.

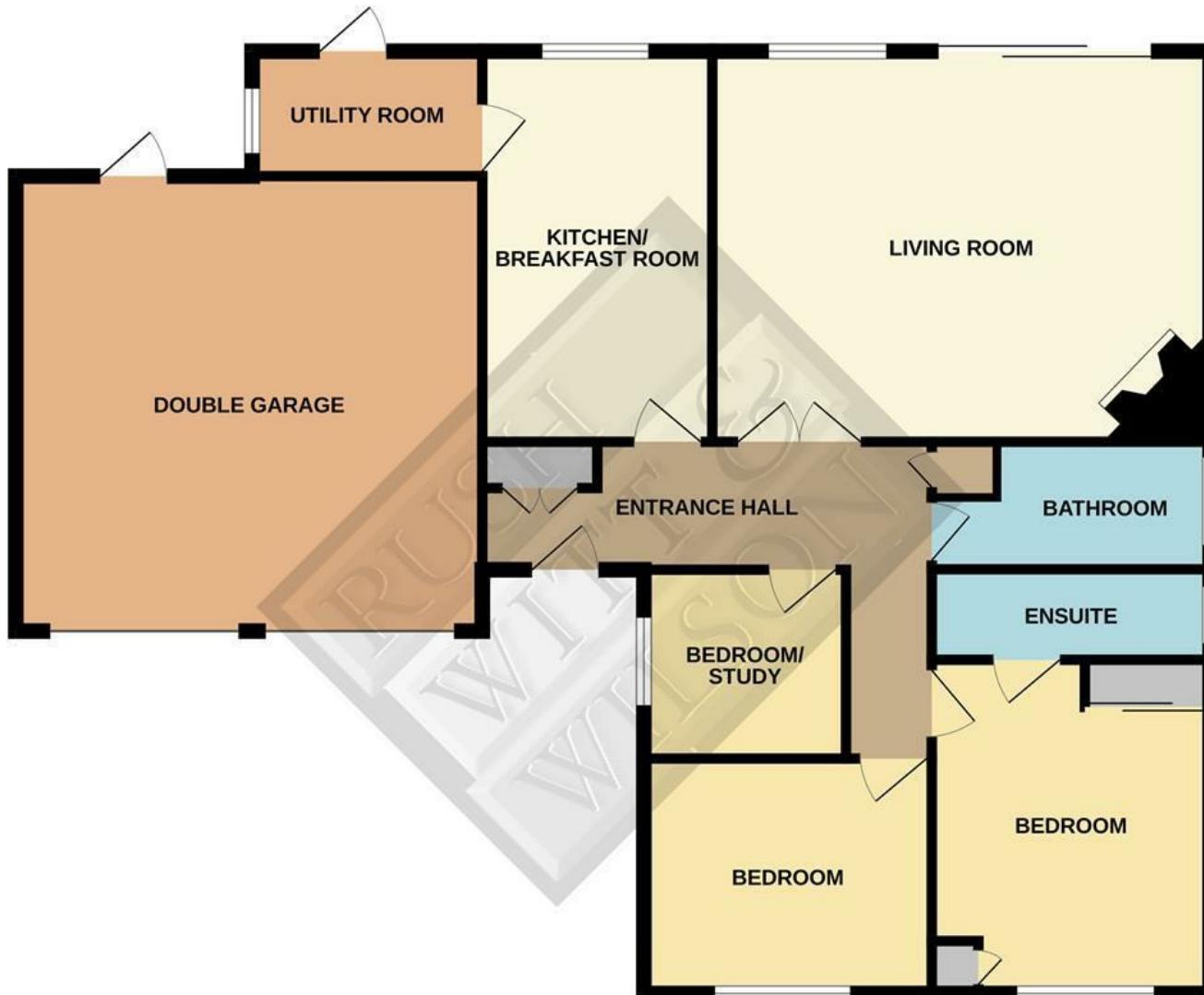
### **Utility Room**

8'7" x 4'8" (2.63m x 1.43m )

With matching wall and base level units with laminate

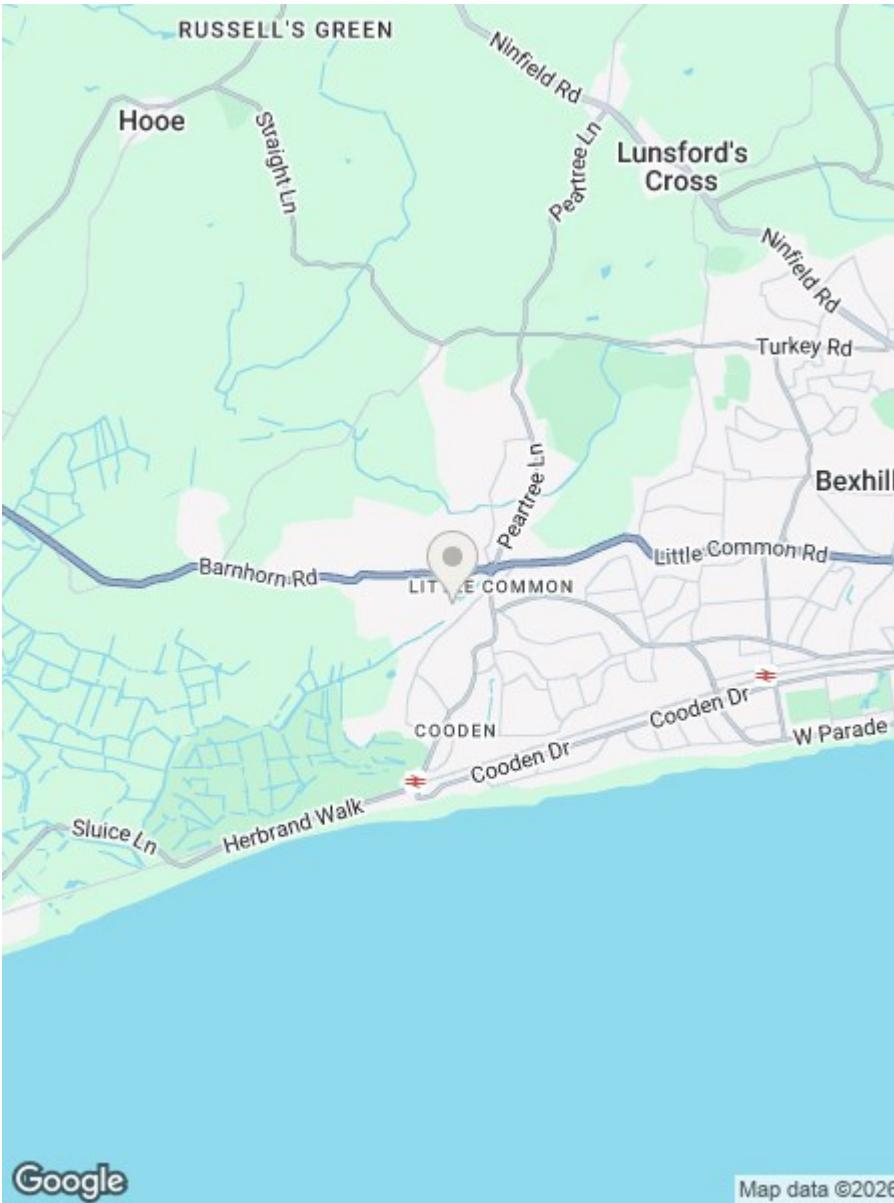


GROUND FLOOR  
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	