



**9 Mansell Close,
Bexhill-On-Sea, East Sussex TN39 4XA
£550,000**

* SOLD PRIOR TO PRESS, PLEASE REGISTER AT RUSH WITT & WILSON BEXHILL FOR ALL NEW PROPERTY ALERTS
* A three bedroom detached bungalow with detached garage, two bathrooms, refurbished and presented to a high standard offering modern living accommodation, gas central heating system, double glazed windows and doors, large entrance porch, private front and rear gardens, situated close to Little Common Village with its excellent range of shopping facilities and services, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.

Entrance Porch

Windows to both front and side elevations, shelving and entrance door.

Entrance Hallway

Built in cloaks cupboard and additional storage cupboard.

Living/ Kitchen/ Dining Room

22'8 x 22'10 (6.91m x 6.96m)

Window to the front elevation, door to side, living area has a wood burning stove, dining area, two double radiators, brand new kitchen with bespoke base and wall units with quartz worktops, single drainer composite sink unit with mixer tap, built in dishwasher, induction hob with stainless steel and glass extractor canopy with light, integrated oven and grill, built in fridge and freezer.

Inner Hallway

Additional storage cupboard.

Bedroom One

13'7 x 10'10 (4.14m x 3.30m)

Window to the rear elevation, double radiator.

En-Suite Bathroom

Comprising shower/bath with chrome hand shower attachment, fixing and shower screen, chrome heated towel rail, wc with low level flush, wall mounted wash and basin with splashback, vanity unit beneath, obscure glass window to the rear elevation.

Bedroom Two

10'6 x 10'10 (3.20m x 3.30m)

Window to the front elevation, double radiator, built in wardrobe cupboards and over head storage.

Bedroom Three

8'2 x 9'2 (2.49m x 2.79m)

Window to the front elevation, double radiator.

Bathroom

Brand new suite comprising shower/bath with chrome controls, chrome showerhead and hand shower attachment, wc with low level flush, wall mounted heated chrome towel rail, wash hand basin with splashbacks and vanity units beneath, obscure glass window overlooks the rear elevation.

Outside**Front Garden**

Mainly laid to lawn with patio pathways leading to the front and side entrances, extensive off road parking is to be found on a bricked paved driveway to the side.

Rear Garden

Southerly facing rear garden, mainly laid to lawn with patio area for alfresco dining, enclosed to all sides with fencing offering privacy and seclusion, outside water tap.

Detached Garage

Detached single garage with pitched tiled roof, up and over metal door, personal door to side.

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.

FLOORPLAN COMING SOON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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