**21 Sandown Way, Bexhill-On-Sea, East Sussex TN40 2NL**
**£439,000 Freehold**

**A beautifully presented spacious and modern detached family home with accommodation comprising four double bedrooms, spacious lounge/dining room, modern kitchen with built-in appliances, downstairs cloakroom and modern bathroom suite. Other benefits include gas fired central heating system, double glazed windows, integral garage with utility area and ample off road parking to the front of the property, there is also an EV charging point. Outside there is a low maintenance front garden and a westerly facing rear garden. The property is situated in quiet cul-de-sac location and close to Bexhill College, St Mary Magdalens junior school and Ravenside retail park with its range of shops. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.**

**Enclosed Porch**
Entrance porch door

**Entrance Hall**
Entrance door, double radiator, understairs storage cupboard, double radiator, door to garage.

**Cloakroom**
Window to front elevation, double radiator

**Cloakroom/ WC**
Wc with low level flush, wash hand basin with splash back, window to side elevation.

**Living Room/ Dining Room**
26'4 x 12' (8.03m x 3.66m)
Window to front elevation, two double radiators, ornate feature gas fireplace, patio sliding door to the westerly rear garden.

**Kitchen**
13'3 x 7'8 (4.04m x 2.34m)
Modern fitted kitchen comprising base and wall units, tiled splashbacks, straight edged laminate work tops, one and half bowl sink unit with mixer tap, fitted double oven with grill, electric induction hob with extractor, two integral fridges and dishwasher, window to westerly facing rear garden, double radiator, door leading to the side of the property.

**First Floor**

**Landing**
Built in airing cupboard with slatted shelving, radiator.

**Bedroom One**
12'11 x 12'5 (3.94m x 3.78m)
Double radiator, window to the front elevation, built-in wardrobe

**Bedroom Two**
12'11 x 12' (3.94m x 3.66m)
Window to the front elevation, double radiator.

**Bedroom Three**
12'7 x 11'8 (3.84m x 3.56m)
Window to the rear elevation, double radiator.

**Bedroom Four**
12'7 x 9'1 (3.84m x 2.77m)
Window to the rear elevation, double radiator.

**Bathroom**
Window to the rear elevation, panelled bath with mixer spray unit, wash hand basin, low level wc, tiled walls, heated towel rail, shaver point, extractor fan.

**Outside**

**Front Garden**
Mainly laid to lawn with hedging, ample off road parking on brick paved driveway, EV charging point.

**Rear Garden**
Mainly laid to lawn with westerly elevation, enclosed by fencing to all side, side access, patio area and pathways, outside water tap, timber framed shed.

**Garage**
Up and over door, window to side, personal door leading to the side of the property, power and lighting, integral door through to hallway, plumbing in place for sink unit, plumbing for washing machine and space for tumble dryer.

**Agents Note**
Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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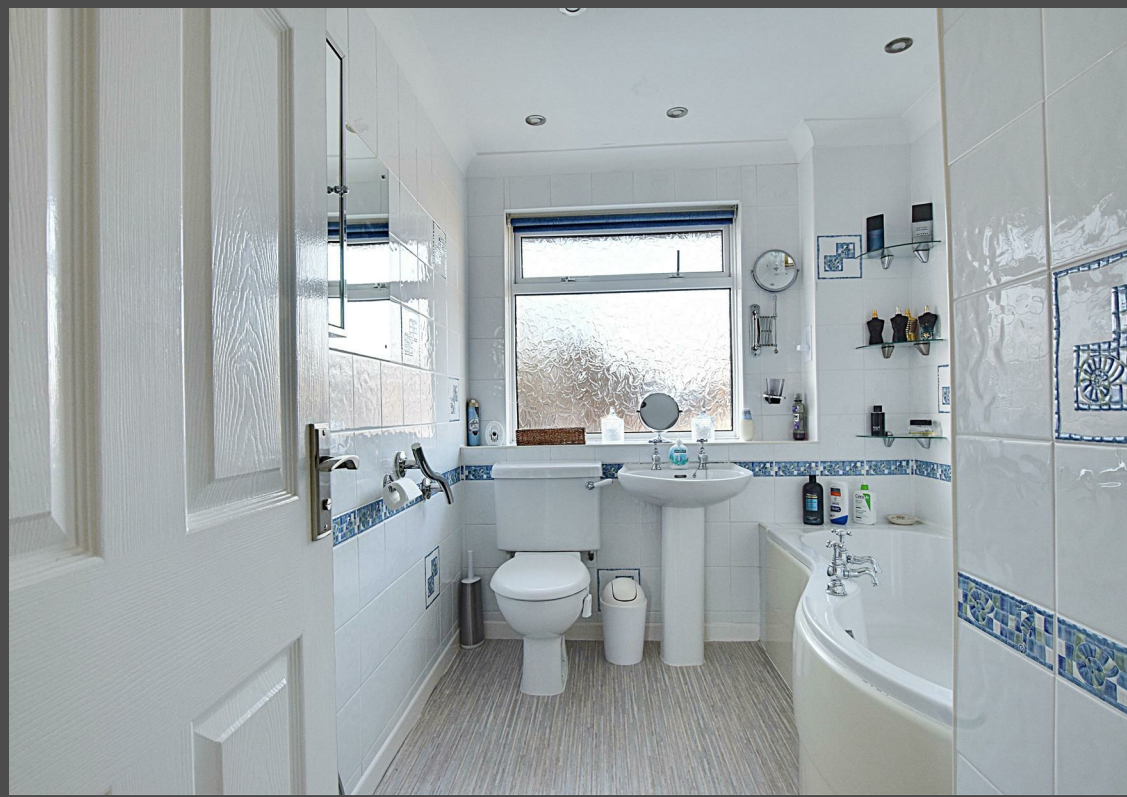

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.

TOTAL FLOOR AREA : 1497 sq.ft. (139.0 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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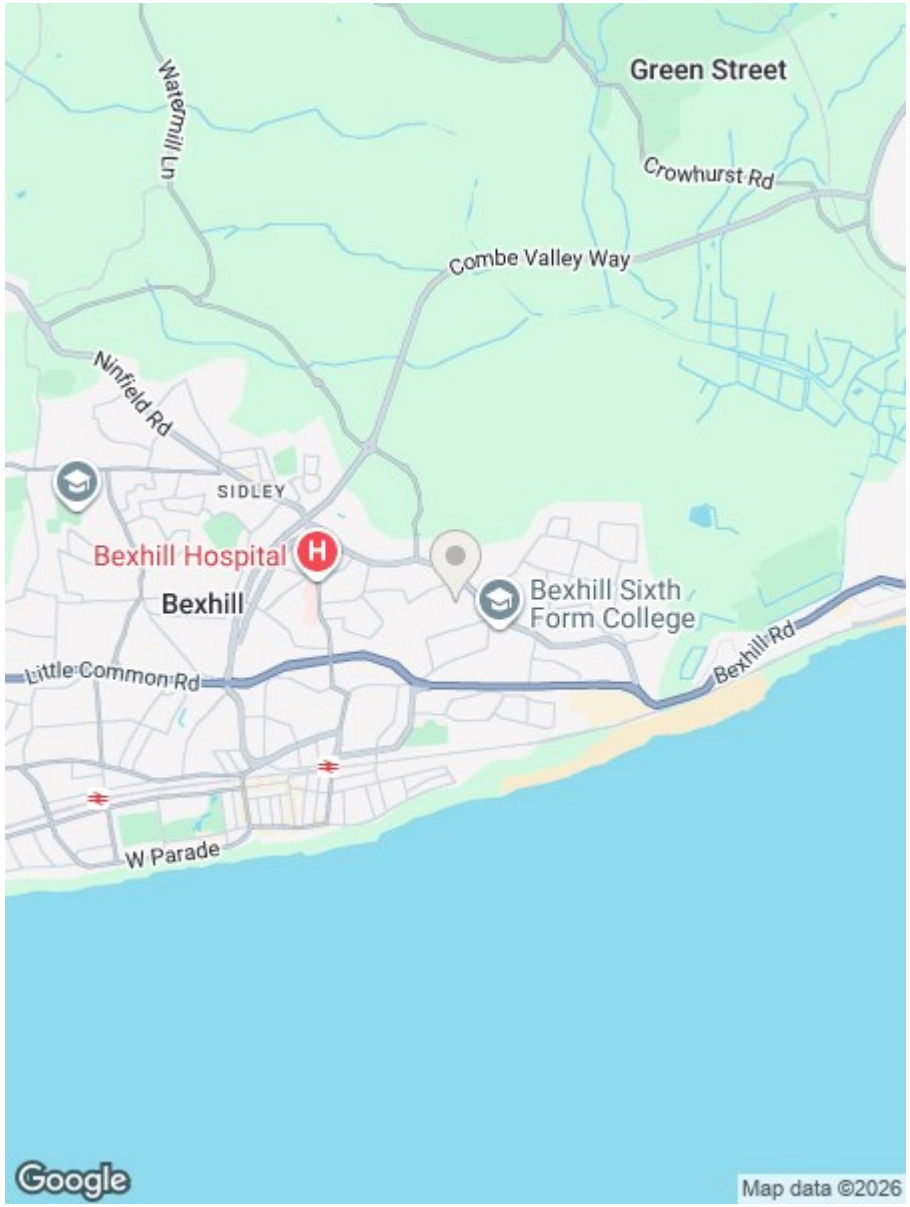


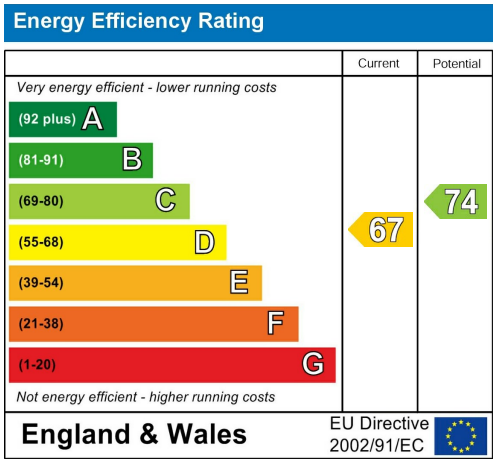


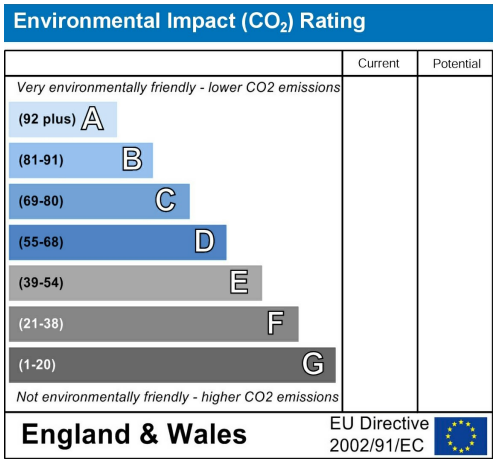


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