

**RUSH
WITT &
WILSON**



**32 The Highlands, Bexhill-On-Sea, East Sussex TN39 5HL
£499,000**

A stunning three bedroom detached bungalow set in extensive gardens, beautiful location and presented to an exceptional standard by the current vendors. The property is fitted with oak doors throughout, inset wood burning stove in the main living room, stunning kitchen/breakfast room complete with granite worktops and central island, snug, modern bathroom with additional cloakroom, gas central heating system and double glazed windows and doors, two reception rooms, spacious entrance porch, detached office, extensive off road parking, garage. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Porch

With entrance door, window to the side elevation, laminate wood flooring.

Entrance Hallway

Access to roof space, built-in airing cupboard and double radiator.

Cloakroom

With low level flush and wash hand basin, double radiator, obscure glass window to the side elevation,

Living Room

17'7 x 11'10 (5.36m x 3.61m)

Two windows overlook the side elevation, two wall light points, beautiful inset wood burning stove with oak mantle and surround, double radiator.

Snug

12'5 x 11'3 (3.78m x 3.43m)

Double radiator, window to the rear elevation, access either via the living room with sliding doors or from the breakfast room area of the kitchen.

Kitchen/ Breakfast Room

20'6 x 11'2 (6.25m x 3.40m)

Beautiful kitchen comprising a range of granite worktops complete with island, twin bowl stainless steel sink unit, breakfast bar, inset oven and grill, with gas hob, plumbing for washing machine and dishwasher, concealed lighting, built-in fridge and freezer, door and window to the side elevation.

Breakfast Room Area

11'8 x 10'5 (3.56m x 3.18m)

French doors lead out to a beautiful decked veranda area, windows to the rear elevation, double radiator, laminate wood flooring.

Bedroom One

12' x 9'9 (3.66m x 2.97m)

Window to front elevation, laminate wood flooring, double radiator.

Bedroom Two

11'5 x 8'8 (3.48m x 2.64m)

Window to front elevation, double radiator, laminate wood flooring.

Bedroom Three

9'5 x 7'9 (2.87m x 2.36m)

Window to side elevation, double radiator, laminate wood flooring.

Bathroom

Modern suite comprising shower bath with shower screen, chrome controls and hand shower attachment, additional fixed shower head, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, obscure glass window to the side elevation, tiled walls, heated chrome tiled rail.

Outside

Front Garden

Mainly laid to lawn and has a beautiful country style aspect with mature hedging, extensive off road parking and shrubs, side access is available to either side of the property to the rear garden.

Rear Garden

Garage

Single garage with up and over door with power and light and personal door to the rear.

Side & Rear Garden

To the side of the property there is a beautiful ranch style veranda perfect for alfresco dining and moving out to the rear of the garden is a beautiful patio sun terrace with an outside water tap and the garden is mainly laid to lawn with a whole host of different tree, shrubs and plants of various kinds offering complete privacy and seclusion. There is a raised allotment area at the bottom of the garden, large timber framed shed, and insulated detached office building with pitched tiled roof, power and light suitable for working from home. The garden is fully enclosed with fencing to all sides.

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
 APPROX. FLOOR
 AREA 1186 SQ.FT.
 (110.2 SQ.M.)

OUTBUILDING
 APPROX. FLOOR
 AREA 239 SQ.FT.
 (22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1425 SQ.FT. (132.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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