

16 Warnham Gardens, Bexhill-On-Sea, East Sussex TN39 3SP
Offers In Excess Of £399,950 Freehold

A stunning three bedroom detached family home, presented to an exceptionally standard throughout with accommodation on the ground floor comprising a modern kitchen, living room and cloakroom/wc. On the first floor there are three double bedrooms and a family bathroom. Other benefits include gas central heating, double glazed windows and doors throughout. Externally the property has a low maintenance front garden, rear garden with patio area perfect for alfresco dining and entertaining and an garage/office/studio in the rear garden, off road parking. The property is situated in the beautiful Cooden part of Bexhill, in a quiet cul-de-sac location. Viewings are strongly recommended by Rush Witt & Wilson.







Entrance Hallway
Entrance door, under stairs storage cupboard, vertical radiator, doors off to the following:

Cloakroom/WC
Low level wc, wall mounted wash hand basin, tiled splashbacks, ceramic wall tiling, obscure glazed window to the side elevation.

Living Room
23'4 x 11'11 (7.11m x 3.63m)
Window to the front elevation, patio doors with views and access onto the rear garden, two double radiators, beautiful ornate fireplace with tiled hearth, plinth and ornate surround.

Kitchen
15'3 x 9' (4.65m x 2.74m)
A modern fitted kitchen with handleless white wall and base units, inset sink with side drainer and mixer tap, gas hob with oven and grill beneath, extractor canopy and light above, boiler cupboard housing the domestic hot water boiler, integral washing machine, integral fridge/freezer, integral dishwasher, tiled splashbacks, serving hatch through to living room, windows to the side elevations with views onto the rear garden.

First Floor

First Floor Landing
Window to the side elevation, access to loft space, doors off to the following:

Bedroom One
13'1 x 13'1 (3.99m x 3.99m)
Window to the rear elevation, single radiator, fitted mirror fronted wardrobe cupboards.

Bedroom Two
12'1 x 11'4 (3.68m x 3.45m)
Window to the front elevation, single radiator.

Bedroom Three
15'1 x 8'2 (4.60m x 2.49m)
Window to the rear elevation, single radiator, built in wardrobe cupboards.

Bathroom
A modern suite comprising bath with rainfall shower head, hand held attachment, chrome controls and shower screen, low level wc, wall mounted wash hand basin, half height wall tiling, ceramic floor filing, chrome heated towel rail, obscure glazed window to the front elevation.

Outside

Front Garden
Mainly laid to lawn with pathway to front and side access points.

Rear Garden
Mainly laid to lawn with patio area suitable for alfresco dining and entertaining, westerly elevation, enclosed with fencing to all sides offering privacy and seclusion, outside water tap, raised flower beds with sleepers.

Garage/Office/Studio
16'11" x 7'3" (5.18 x 2.21)
Off Road Parking, detached garage with French doors onto the rear garden converted into office, fully insulated, power and light connected, laminate flooring, inset ceiling spotlights.

Agents Note
Council Tax Band - D

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.

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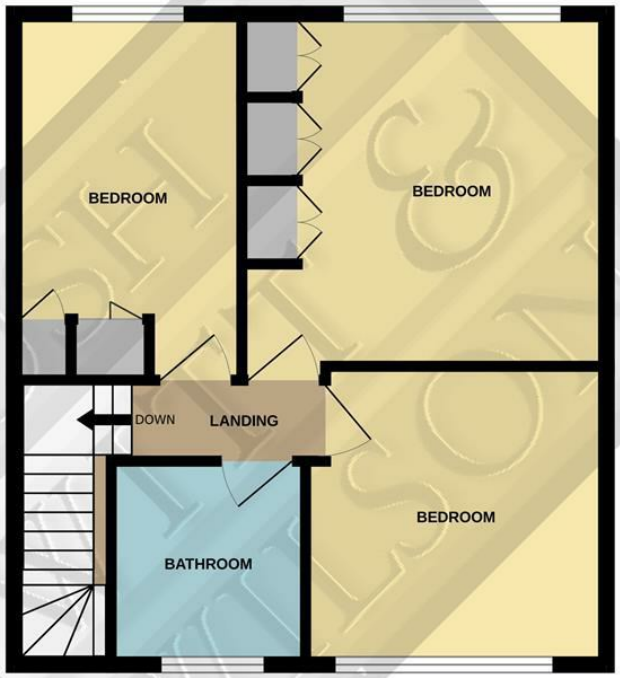




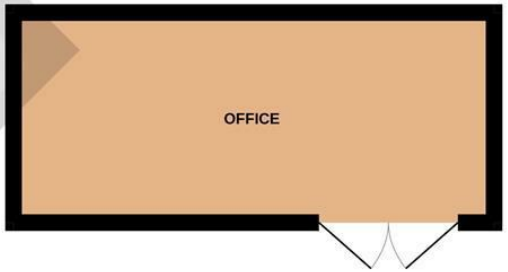
GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.

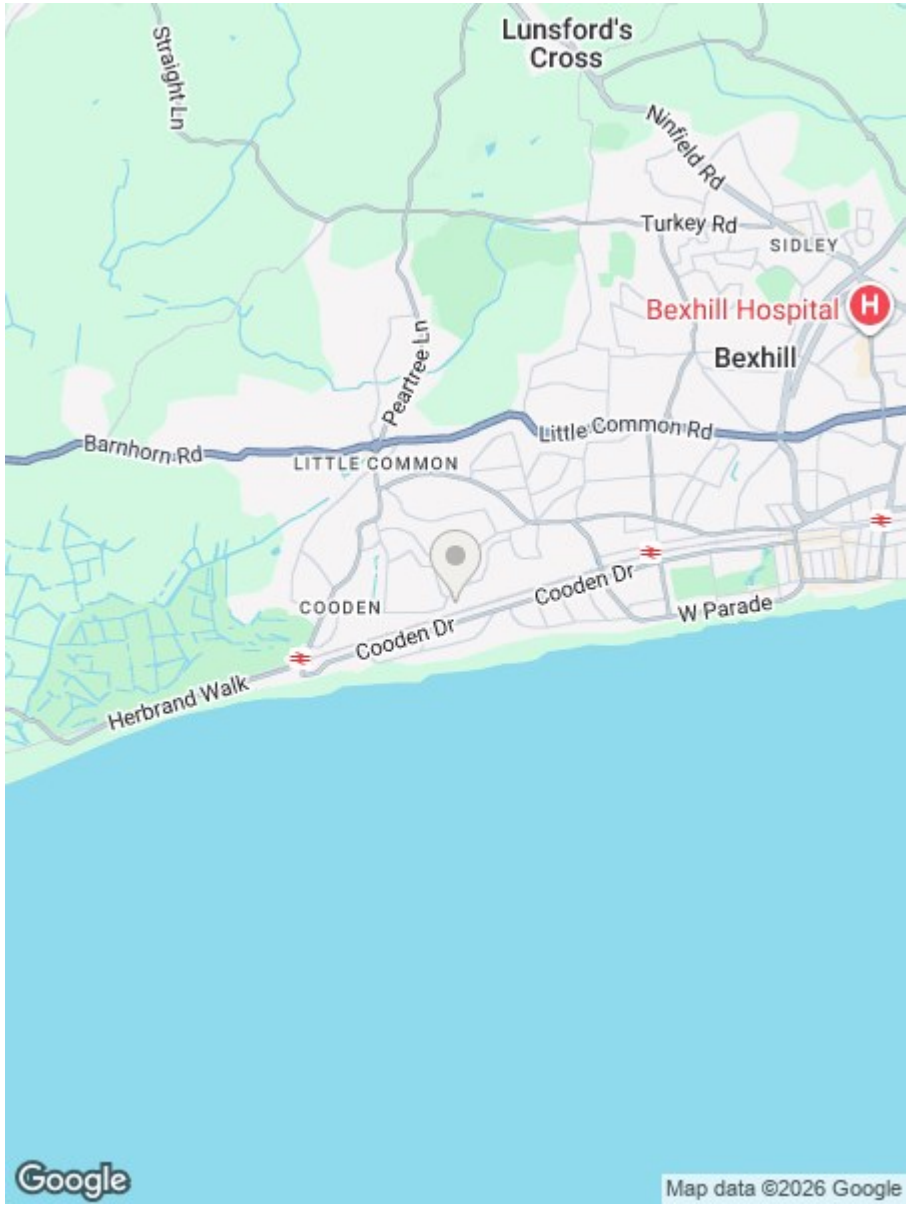


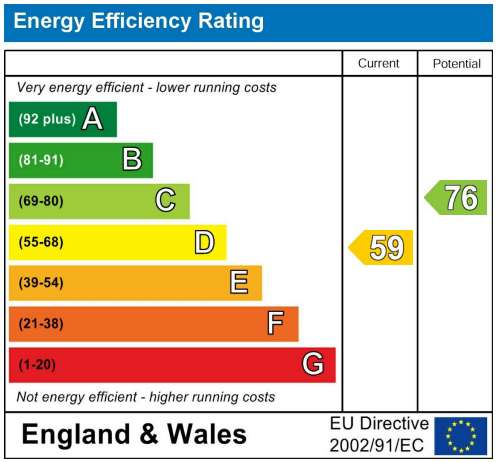
GARDEN OFFICE
127 sq.ft. (11.8 sq.m.) approx.

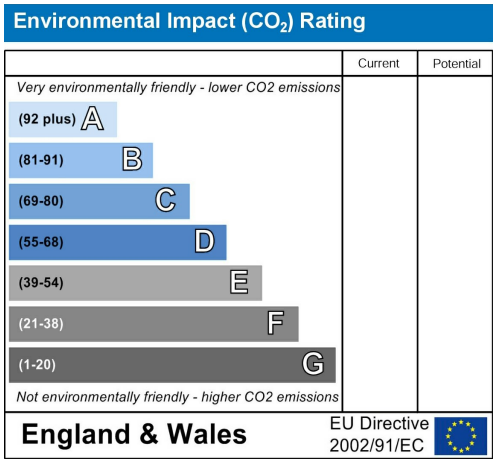


TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

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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