

RUSH  
WITT &  
WILSON



**11 Heighton Close, Bexhill-On-Sea, East Sussex TN39 3UP**  
**£465,000**

Rush, Witt and Wilson are delighted to welcome to the market this deceptively spacious two/three bedroom detached chalet bungalow, ideally situated in this quiet and sought after cul-de-sac location of Cooden. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge/diner, fitted kitchen, large bedroom/dining room and bathroom all to the ground floor. Whilst to the first floor there are a further two double bedrooms and a modern fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a private and seclude rear garden, front garden and driveway providing off road parking for multiple vehicles leading to a single garage. Ideally situated in the highly sought after residential location of Cooden, within easy walking distance of Little Common Village, viewing comes highly recommended by RWW Bexhill to appreciate this spacious property in this popular location. OFFERED WITH NO ONWARD CHAIN. Council Tax Band E.



**Entrance Hall**

Obscured double glazed front door with obscured double glazed sidelight window leading to the entrance hall, comprising radiator, under stairs storage cupboard, stairs leading to the first floor.

**Lounge/Diner**

17'11" x 12'5" (5.47 x 3.79)

Double glazed bay window to the front elevation, two radiators, ornamental feature stone fireplace.

**Kitchen**

11'3" x 8'11" (3.43 x 2.73)

Double glazed window and obscured double glazed door to the side elevation giving access onto the side of the property, matching wall and base level units with laminate roll edge worktop surfaces, integrated eye level electric double oven with grill, space for freestanding fridge/freezer, fitted gas hob with fitted extractor hood above, plumbing space for washing machine, composite double sink with mixer tap, serving hatch through to dining room/third bedroom, part tiled walls.

**Third bedroom/Dining Room**

12'7" x 11'5" (3.85 x 3.48)

Double glazed sliding patio doors to the rear elevation giving access onto the rear garden, radiator, serving hatch back through to kitchen.

**Ground Floor Bathroom**

Obscure double glazed window to the rear elevation, radiator, low level wc, panelled enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, part tiled walls, bathroom light with electric shaver point.

**First Floor Landing**

Access to loft space, radiator, very large airing/storage cupboard with fitted slatted shelving and also housing the hot water cylinder.

**Bedroom One**

12'5" x 12'4" (3.79 x 3.77)

Double glazed window to the front elevation, radiator, fitted wardrobes with sliding mirrored doors comprising hanging space and shelving.

**Bedroom Two**

12'4" x 11'5" (3.77 x 3.48)

Double glazed windows to the rear elevation, radiator, door giving access to large eaves storage, providing ample storage space.

**Shower Room**

Obscured double glazed window to the side elevation, radiator, white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, walk in corner shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, bathroom light with electric shaver point.

**Outside****Rear Garden**

Beautifully maintained private and secluded rear garden with sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants, shrub and hedging, gated access down one side of the property leading to the front, door with rear access into the garage.

**Front Garden**

Low maintenance front garden which is mainly shingled laid with mature plants and shrubs, blocked paved driveway providing off road parking for multiple vehicles leading to the single garage, blocked paved pathway leading down the side of the property with gated access leading to the rear.

**Garage**

17'5" x 8'2" (5.31 x 2.50)

Single garage with electric roller door, obscured double glazed door giving access onto the rear garden, wall mounted gas central heating boiler, electric consumer unit, electric meter, gas meter, fitted storage cupboard, fitted shelving, light and power.

**Agents Note**

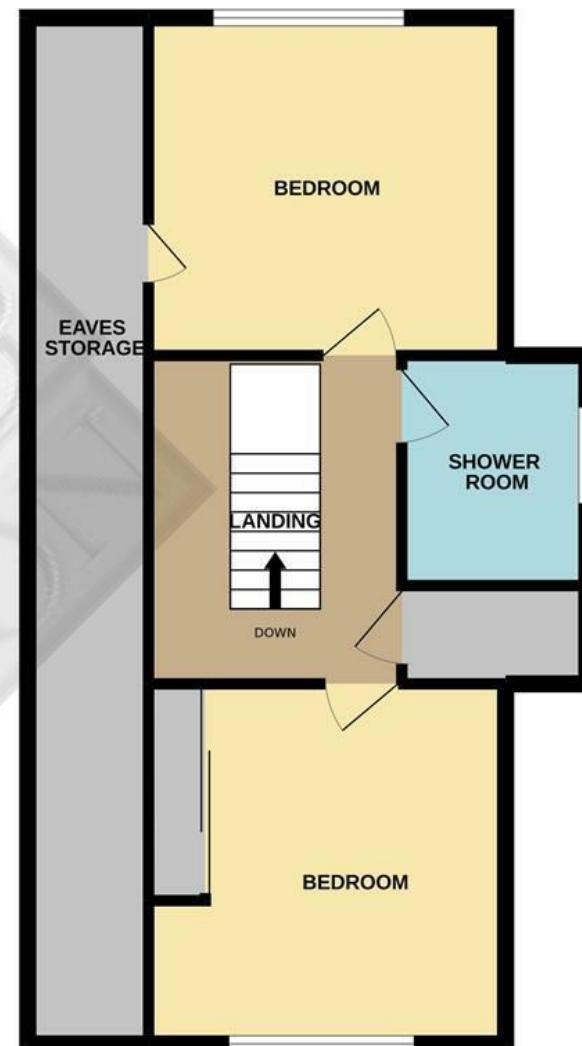
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
798 sq.ft. (74.2 sq.m.) approx.

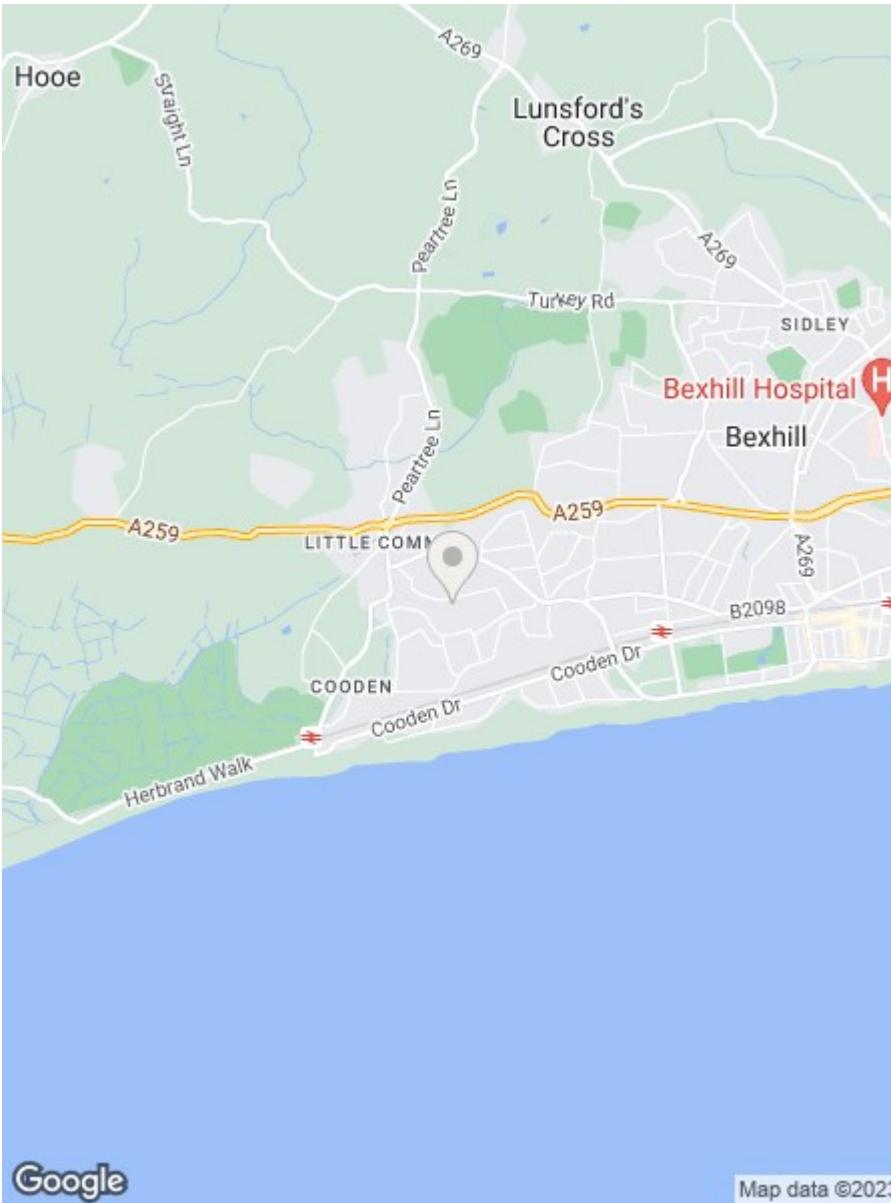


1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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		85
(69-80) C	69	
(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<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	