

**RUSH
WITT &
WILSON**



**6 Falconbury Drive, Bexhill On Sea, East Sussex TN39 3UW
£475,000 Freehold**

A spacious three bedroom detached bungalow with accommodation comprising a modern fitted kitchen, living room, upvc conservatory, three bedrooms, en-suite to principle bedroom and additional bathroom. Other benefits include gas central heating system, double glazed windows and doors. Externally there are private and front southerly facing rear garden, off road parking and a double garage. The property comes with vacant possession and viewing comes highly recommended by Rush Witt & Wilson. *Please be advised the seller is a director of Rush Witt & Wilson*



Entrance Hallway

Single radiator, built-in storage cupboard, additional airing cupboard with pre-lagged hot water cylinder.

Living Room

17'3 x 13'8 (5.26m x 4.17m)

Single radiator, patio doors leading into:

Conservatory

11'10 x 8'3 (3.61m x 2.51m)

Double glazed construction with southerly aspect, tiled floor, door leading to rear garden.

Kitchen

12'7 x 10'5 (3.84m x 3.18m)

Window to the rear elevation, door leads through to the rear garden, single radiator. Kitchen comprising a range of base and wall units with laminate worktops, one and a half bowl sink unit with side drainer and mixer tap, space and plumbing for dishwasher, space for fridge/freezer, integral double oven with grill, gas hob with extractor canopy and light above.

Bedroom One

15'5 x 10'10 (4.70m x 3.30m)

Window to the rear elevation, double radiator.

En-Suite Shower Room

Comprising walk-in shower with chrome controls, chrome shower head, wc with low level flush, pedestal wash hand basin, tiled splashback, single radiator, obscure glass window to the rear elevation.

Bedroom Two

13'10 x 12'5 (4.22m x 3.78m)

Window to the front elevation, double radiator.

Bedroom Three

9'1 x 8'11 (2.77m x 2.72m)

Single radiator, window to the front elevation.

Bathroom

Suite comprising panel enclosed bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, half wall tiling, obscure glass window to the side elevation, heated towel rail.

Outside

Front Garden

Mainly laid to lawn with driveway, off road parking leading to the garage.

Double Garage

18'0 x 15'8 (5.49m x 4.78m)

Door to side with an up and over electrically operated garage door, wall mounted gas central heating and domestic hot water boiler, space for additional white goods and plumbing for washing machine, integral door leading into the entrance hallway.

Rear Garden

Mainly laid to lawn with a southerly aspect, patio area for al-fresco dining, side access available, outside water tap and the garden is enclosed to all sides with fencing.

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.

Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

Please be advised the seller is a director of Rush Witt & Wilson

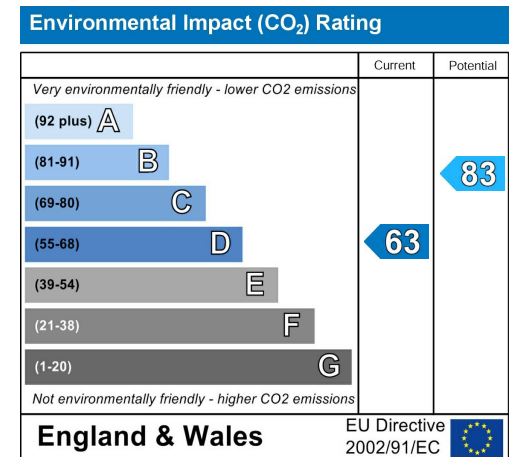
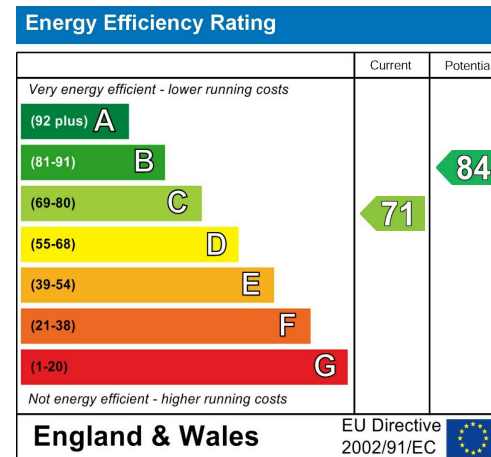
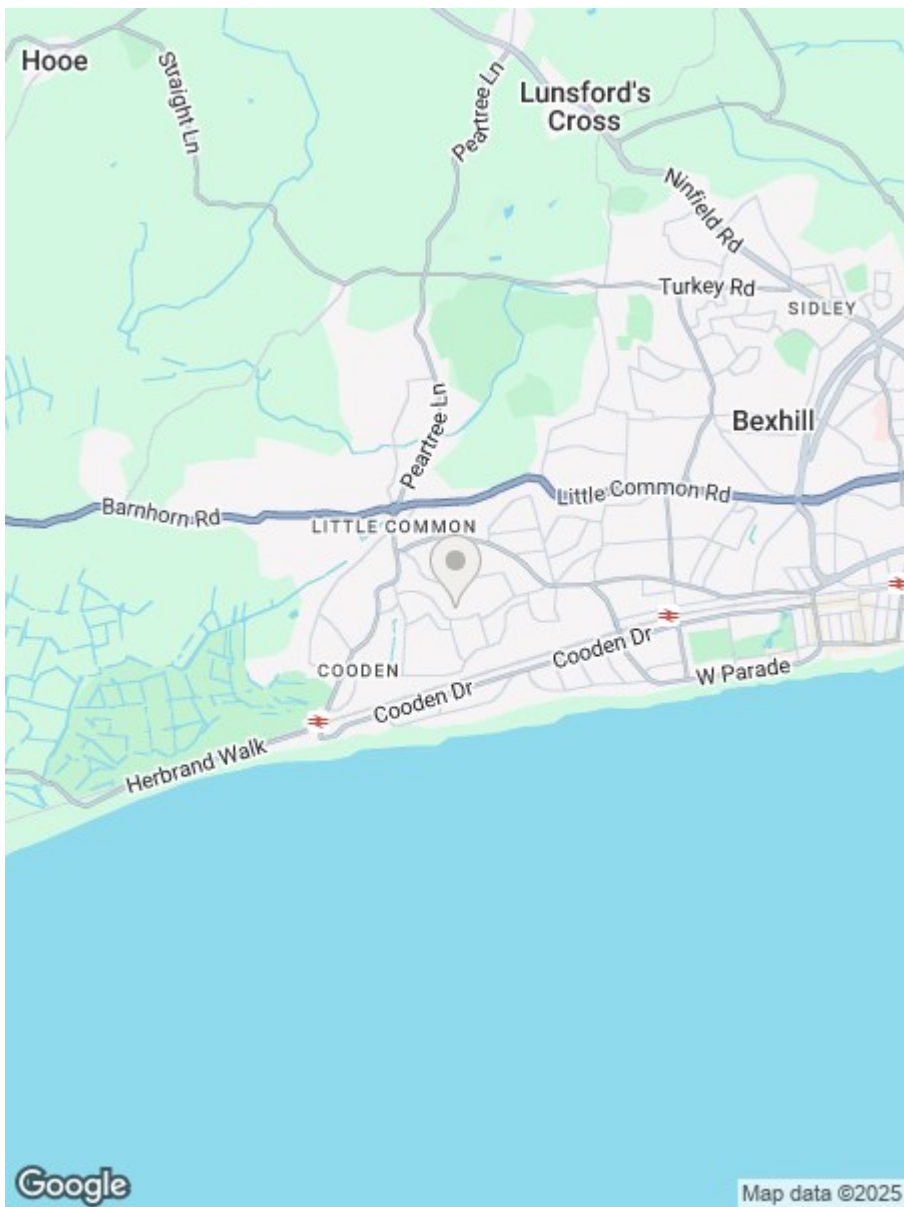


GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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