

**RUSH  
WITT &  
WILSON**



**12 Alder Gardens, Bexhill-On-Sea, East Sussex TN39 5JY  
£365,000**

**\*VENDOR SUITED\***

**An opportunity to acquire this exceptionally well presented three bedroom detached house, ideally tucked away in this quiet and sought after cul-de-sac location. Offering bright and spacious accommodation throughout, the property comprises a stunning modern fitted kitchen with built in appliances, lounge/diner, conservatory and wc all to the ground floor. To the first floor there are three bedrooms with the master bedroom benefitting from its own en-suite shower room and a family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property offers a private and secluded low maintenance garden to the rear, whilst to the front of the property there is a small front garden and a driveway providing off road parking leading to the single garage. Ideally situated in this sought after residential location within easy walking distance to local amenities, schools and doctors surgery whilst still only being approximately one mile from Bexhill town centre with its seafront and mainline rail station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning home in this popular location. Council Tax Band D.**



### **Hallway**

Obscured double glazed front door with obscured double glazed sidelight window leading to the hallway, with radiator, large double storage cupboard with hanging space, shelving and housing the electric consumer unit.

### **Kitchen**

10'8" x 9'3" (3.27 x 2.82)

Double glazed windows to the front elevation, modern vertical radiator, stunning modern fitted kitchen with a range of matching wall and base level units with solid quartz worktop surfaces with matching up-stand, larder style cupboard with pull out drawers, integrated eye level electric double oven and grill, integrated fridge/freezer, worktop mounted induction hob with fitted extractor hood above, inset bowl and half sink with worktop drainer, cupboard housing the gas central heating boiler, integrated slimline dishwasher, recessed ceiling spotlights.

### **Lounge/Diner**

16'3" x 15'8" (4.96 x 4.78)

Double glazed window and double glazed sliding patio door to the rear elevation, with door giving access to the conservatory, two radiators, stairs leading to first floor, large under stairs storage cupboard with fitted shelving.

### **Conservatory**

10'11" x 7'11" (3.34 x 2.43)

Triple aspect, double glazed windows to the rear and both side elevations with a set of double glazed French doors giving access to the rear garden, internal door leading onto the garage, modern vertical radiator.

### **Ground Floor WC**

Obscured double glazed window to the side elevation, radiator, low level wc, corner vanity unit with wash hand basin, mixer tap and storage cupboard beneath, tiled splashback, tiled floor.

### **First Floor Landing**

Double glazed window to the side elevation, large airing cupboard housing the hot water cylinder, access to loft space.

### **Bedroom One**

12'5" x 10'10" (3.80 x 3.32)

Double glazed window to the front elevation, radiator, large

range of fitted wardrobes with hanging space and shelving, door leading to en-suite.

### **En-Suite Shower Room**

Obscured double glazed window to the front elevation, heated chrome towel rail, walk in shower cubicle with wall mounted shower controls and shower attachment, vanity unit with wash hand basin, mixer tap and storage drawers beneath and tiled splashback, low level wc, part tiled wall, tiled floor and extractor fan.

### **Bedroom Two**

11'1" x 9'2" (3.40 x 2.80)

Double glazed window to the rear elevation, radiator.

### **Bedroom Three**

8'7" x 6'11" (2.62 x 2.11)

Double glazed window to the rear elevation, radiator.

### **Family Bathroom**

Obscured double glazed window to the side elevation, heated chrome towel rail, white suite comprising pedestal mounted wash hand basin with mixer tap and tiled splashback, low level wc, panelled enclosed bath with mixer tap, wall mounted shower controls and shower attachment, part tiled walls, part aqua panelled walls, tiled floor, extractor fan.

### **Outside**

#### **Rear Garden**

Private and secluded low maintenance rear garden that is mainly patio laid with plum slate chipping, shingled flowerbeds.

#### **Front Garden**

Low maintenance front garden that is mainly patio laid with some mature plants and shrubs, driveway providing off road parking leading to the single garage.

#### **Garage**

Single garage with electric roller door, light, power, plumbing space for washing machine, matching wall and base level units with straight edge laminate worktop surface.

#### **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.





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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