

**RUSH
WITT &
WILSON**



**12 Fowlers Close, Bexhill-On-Sea, East Sussex TN39 4JU
£415,000**

*** Offers between £400,000 - £415,000 * This well presented detached house comprises three double bedrooms, spacious lounge, open plan kitchen/diner, modern fitted family bathroom, utility room and cloakroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a west facing rear garden, low maintenance front garden and driveway providing off road parking leading to integral single garage. Ideally located in this quiet and sought after cul-de-sac location of West Bexhill within close proximity to Broad Oak Park and Little Common, viewing comes highly recommended to appreciate this spacious family home in this desired location.**



Entrance Hallway

With entrance door, radiator, stairs leading to first floor.

Cloakroom

Obscured window to rear elevation, W.C. with low level flush, wall mounted wash hand basin with tiled splash back.

Lounge

17'5" x 11'8" (5.33 x 3.57)

Windows to front and rear elevations, two radiators, double glazed door giving access to rear garden.

Dining Room

12'0" x 12'0" (3.67 x 3.66)

Window to front elevation, radiator, recess ceiling spotlights, open archway leading through to:

Kitchen

9'10" x 9'6" extending to 18'3" at side door (3 x 2.9 extending to 5.57 at side door)

Window to rear elevation with door to side elevation, modern fitted kitchen with a range of matching wall and base level units with roll top work surfaces, space for range master style cooker with stainless steel splash back and extractor hood, integrated dishwasher, space for freestanding fridge/freezer, bowl and a half sink with drainer and mixer tap, built-in larder with window to rear elevation and fitted shelving, door leading to utility room and garage, part tiled walls, recess ceiling spotlights.

Utility Room

Roll work top surface, plumbing for washing machine, under-counter space for tumble dryer.

Half Landing

Window to rear elevation.

First Floor Landing

Fitted storage cupboard, access to loft space.

Bedroom One

13'5" x 11'6" (4.10 x 3.51)

Windows to front and side elevations, radiator, fitted wardrobes with a range of hanging space and shelving with storage cupboard above.

Bedroom Two

14'3" x 12'0" (4.35 x 3.68)

Windows to front elevation, radiator, fitted wardrobes with hanging space and shelving with storage cupboard above, door to eave storage.

Bedroom Three

10'10" x 10'1" (3.32 x 3.09)

Window to rear elevation, radiator, fitted wardrobes with a range of hanging space and shelving.

Bathroom

Obscured window to side elevations, wall mounted heated white towel rail, modern white bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap and storage drawers beneath, W.C. with low level flush, walk-in shower cubicle with glass sliding doors, wall mounted shower controls and rain effect shower head, tiled walls and floor, recess ceiling spotlights.

Outside**Front Garden**

Mainly laid to lawn with some mature plant and shrub borders, block paved driveway providing off road parking leading to integral garage.

Rear Garden

West facing rear garden with block paved patio with the rest of the garden mainly laid to lawn with mature plant, shrub and hedge borders, bordered by close board fencing, gated access to side of property.

Garage

17'2" x 8'0" (5.25 x 2.44)

With electric up and over door, obscured windows to side elevation, wall mounted gas central heating boiler, gas meter and electric meter, 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.



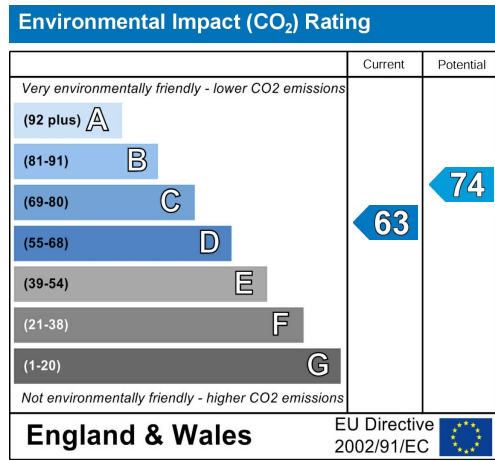
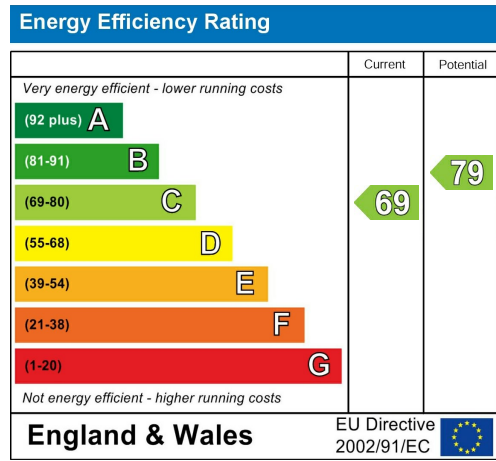
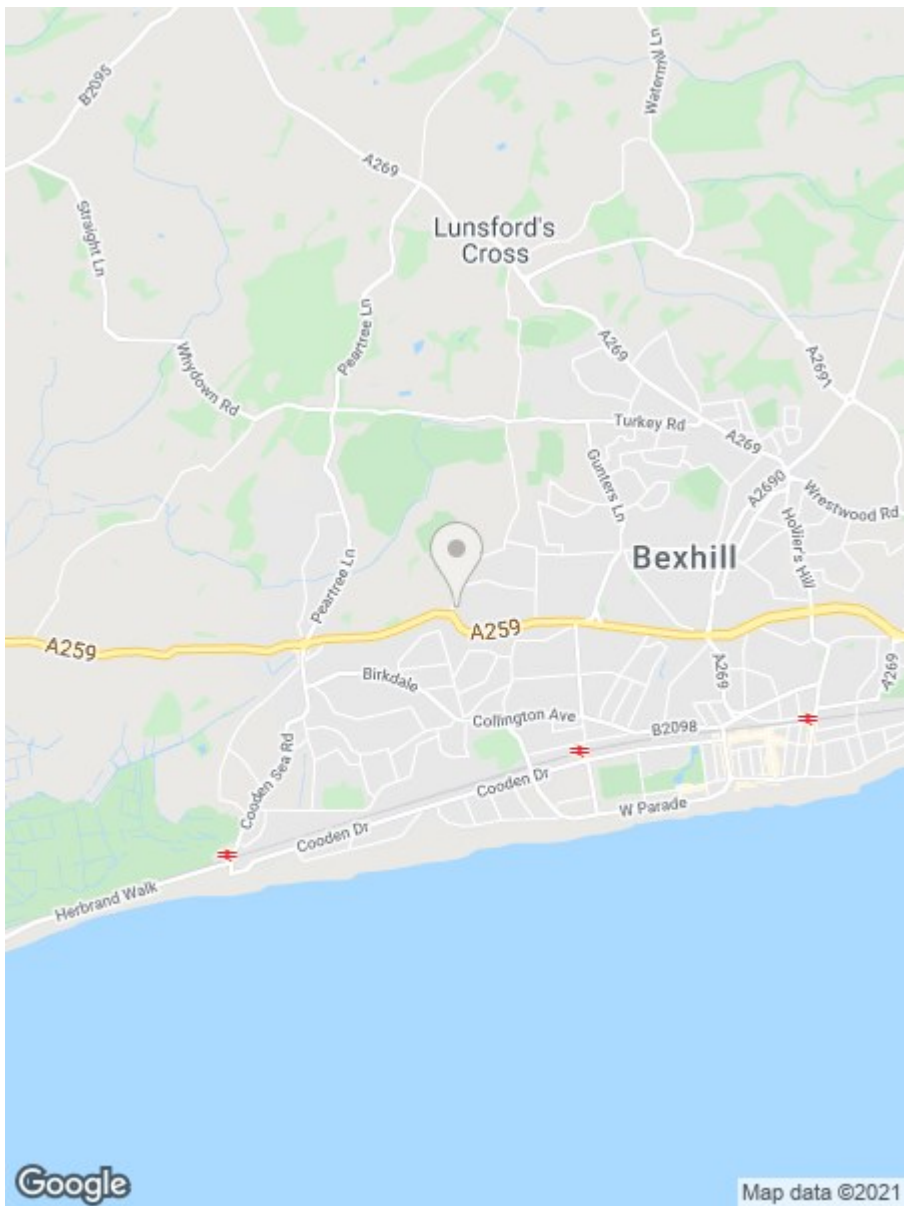


GROUND FLOOR
 APPROX. FLOOR
 AREA 740 SQ.FT.
 (68.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 660 SQ.FT.
 (61.3 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1400 SQ.FT. (130.1 SQ.M.)

While 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, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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