

**RUSH
WITT &
WILSON**



**13 Old Manor Close, Bexhill-On-Sea, East Sussex TN40 1SL
£595,000**

A very special three bedroom detached bungalow with stunning sea views, beautiful loft conversion offering principle bedroom suite, gas central heating system, double glazed windows and doors, en-suite to master bedroom, family bathroom, presented to an exceptional standard by the current vendors, garage and off road parking, private front and rear gardens, adjoins the edge of the very beautiful grounds of historic Old Town Manor Barn Bexhill, close proximity to the town centre with excellent shopping facilities and services, mainline railway station to London, wonderful seafront and promenade. Viewing comes highly recommended by RWW Bexhill sole agents. Council Tax Band E.



Entrance Hall

Window to the front elevation, entrance door, double radiator, tiled floor.

Cloakroom

WC with concealed cistern, obscured glass window to the side elevation, wash hand basin with vanity unit beneath, double radiator, half height wall panelling, built in cloaks cupboard.

Kitchen/Breakfast Room

14'9" x 12'9" (4.52 x 3.89)

Window to the rear elevation, door to side, modern kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, instant hot tap, integrated dishwasher, integrated fridge/freezer, integrated AEG double oven with grill, induction hob with brushed stainless steel extractor canopy and light, built in cupboard housing the gas central heating and domestic hot water boiler, integrated washing machine, tiled splashbacks, concealed lighting, tiled floor.

Living/Dining Room

30'0" x 11'11" (9.15 x 3.64)

French doors open onto the rear garden, additional door to the side, two double radiators, bay window to the front elevation with far reaching views across the sea.

Inner Hallway

Double radiator, under stairs storage cupboard.

Bedroom Two

11'10" x 11'9" (3.62 x 3.59)

Windows to the rear and side elevations, double radiator, fitted wardrobe cupboards with sliding doors.

Bedroom Three

11'8" x 9'8" (3.57 x 2.96)

Window to the front elevation with far reaching views across Bexhill towards the sea, double radiator, built in wardrobe cupboard.

Bathroom

Modern suite comprising wc with low level flush, walk in shower cubicle with sliding door, rain effect shower head, hand/shower attachment and controls, wall mounted wash hand basin with vanity drawers beneath, double radiator, heated towel rail, obscured glass windows to the side elevation, tiled walls.

First Floor Landing

Window to the side elevation.

Bedroom One

15'7" x 10'9" (4.77 x 3.30)

Velux windows to the front and rear elevations with far reaching views across to the sea, double radiator, built in wardrobe cupboards.

En-Suite

Comprising wc with low level flush, wash hand basin, panelled bath with wall mounted electric shower unit and shower head.

Outside

Front Garden

Mainly laid to lawn with well stocked shrub and flowerbeds, pathways lead to the front entrance and side access, bricked paved driveway for off road parking, stunning sea views.

Rear Garden

Beautifully landscaped with patio areas for alfresco dining, raised flowerbeds, all enclosed with fencing to all sides offering privacy and seclusion, a whole host of mature shrubbery, plants and trees can be found, two summerhouses with power and light, feature well, outside water tap, outside lighting.

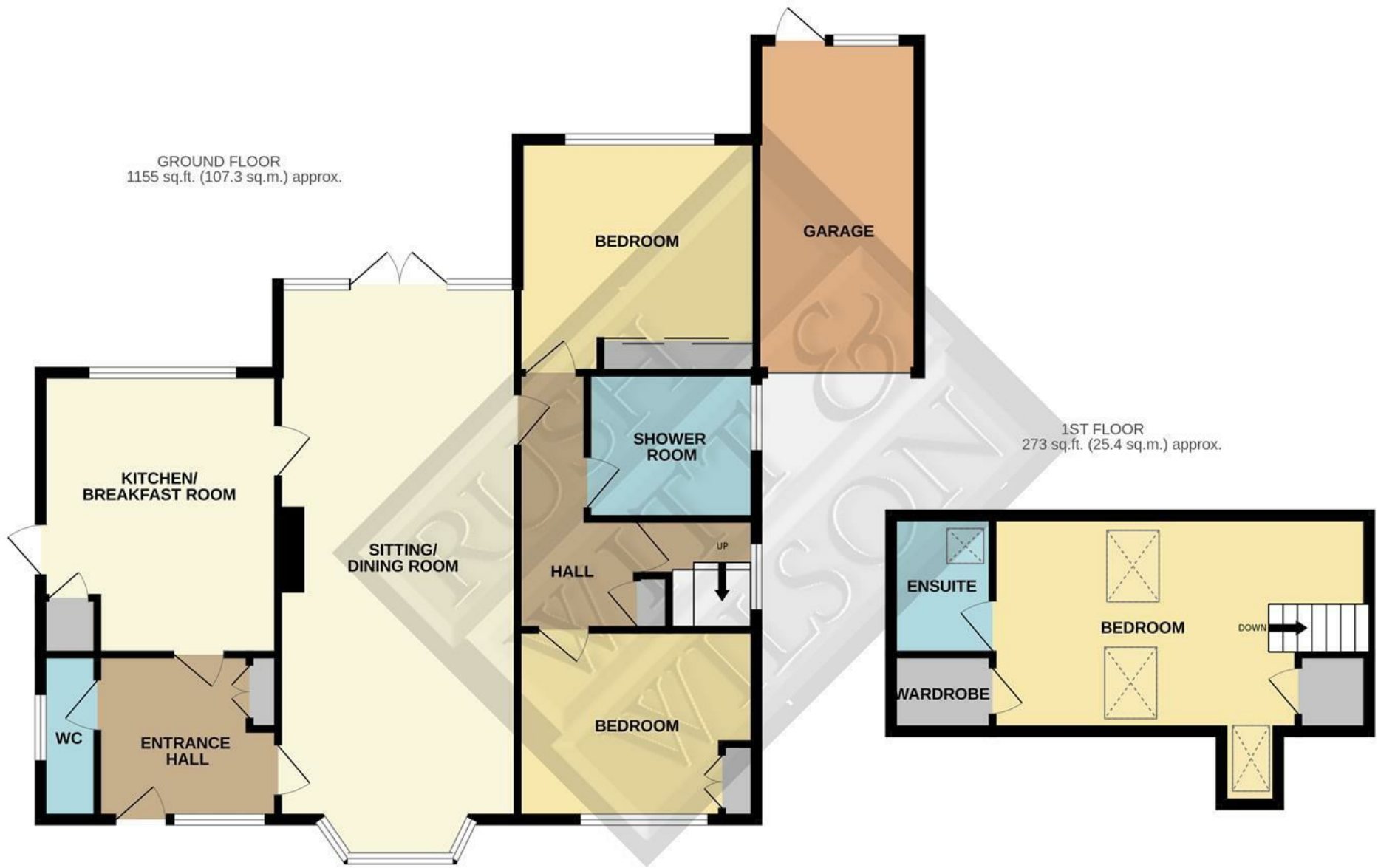
Garage

Power & Light, Up & Over Door.

Agents Note

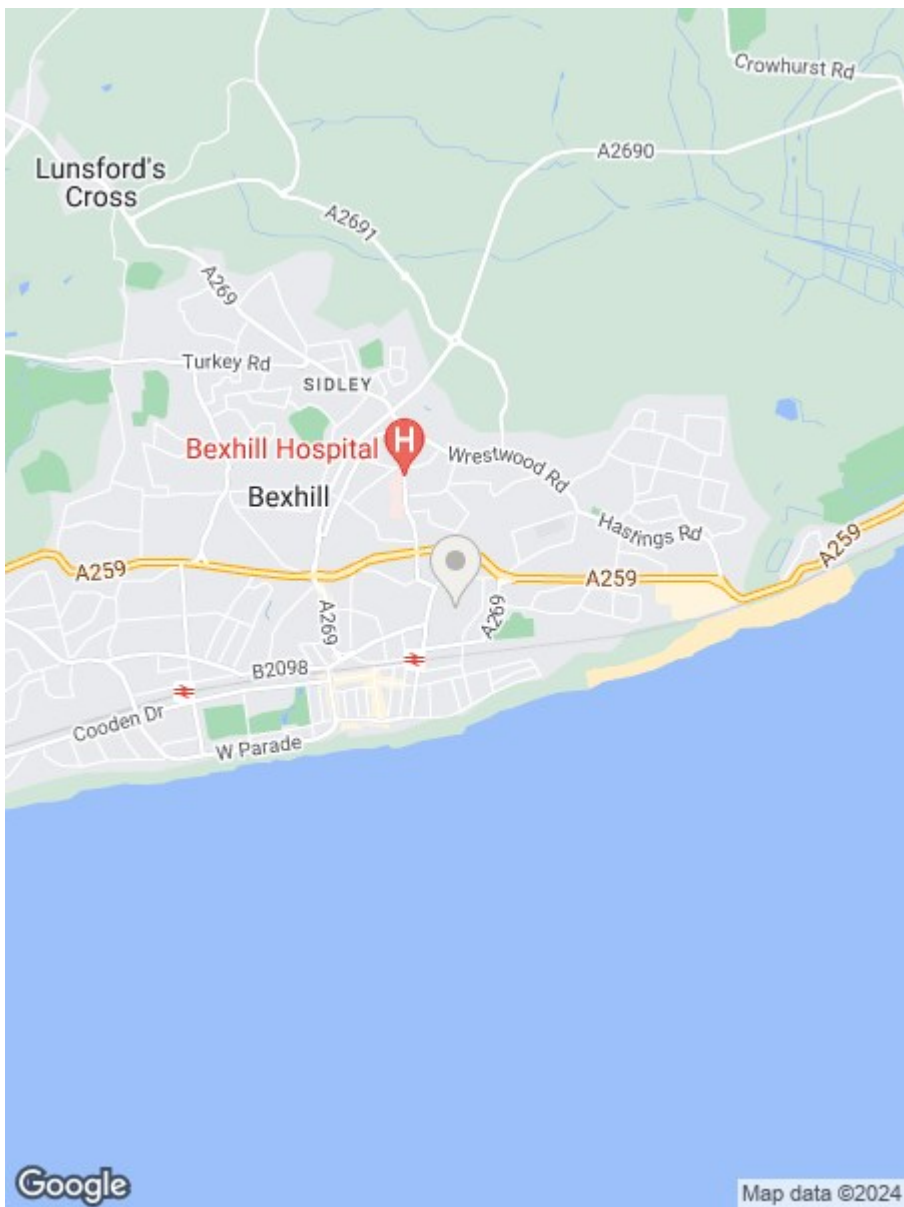
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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