RUSH WITT & WILSON

2 Fir Tree Close, Bexhill-On-Sea, East Sussex TN39 4TD

£605,000

Beautifully presented detached four bedroom chalet style bungalow situated in this sought after location of Cooden, Bexhill within close proximity to Little Common Village which offers a range of amenities and Cooden Beach train station which offers direct links to London, Victoria and Ashford International and Cooden Beach seafront. Offering bright and spacious accommodation throughout the property comprises triple aspect living room, modern fitted kitchen/breakfast room, two downstairs bedrooms, downstairs shower and to the first floor the property comprises an additional two double bedrooms and shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, private rear garden and garage. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.

Entrance Porch
With windows and door to the front elevation and leads to the entrance hall.

Entrance Hallway
21'5 x 8'8 (6.53m x 2.64m)
With obscured glass panelled entrance door with circular glass window to the front, double glazed windows and double glazed glass panelled French doors with views and access onto the rear garden, stairs leading to first floor and radiator.

Living Room
24'7 x 11'6 (7.49m x 3.51m)
Triple aspect with windows to the front, side and rear elevations, two radiators, feature fireplace.

Kitchen
11'2 x 10'5 (3.40m x 3.18m)
With modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill, four ring electric hob and extractor canopy above, tiled splashbacks, tiled flooring, double glazed windows to the rear elevation overlooking the rear garden and radiator.

Utility Room
8'2 x 4'9 (2.49m x 1.45m)
Space for free standing fridge/freezer, base level units, laminate straight edge worktop surfaces, space and plumbing for washing machine, part tiled walls and tiled flooring, door leading to additional utility/sun room.

Additional Utility/Sun Room
12'6 x 4'8 (3.81m x 1.42m)
Fitted worktop surface and space and plumbing for washing machine and dishwasher, radiator, windows and doors overlooking and giving access onto the rear garden, tiled flooring, internal door leading to the garage.

Bedroom Two
14'9" x 10'9" (4.50m x 3.30m)
Double glazed windows to the front elevation, radiator, built-in wardrobe cupboards with hanging space, hanging shelving.

Bedroom Four
11'2 x 7'11 (3.40m x 2.41m)
Double glazed windows to the front elevation, radiator.

Downstairs Bathroom
With modern suite comprising w.c. with low level flush, vanity unit, wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment, chrome shower head, panelled bath with chrome hot and cold tap, tiled walls, tiled flooring, chrome heated towel rail, obscured double glazed window to the rear.

First Floor Landing
Double glazed windows to the rear elevation, radiator.

Bedroom One
17'8 x 11'9 (5.38m x 3.58m)
Double glazed window to the side elevation, radiator and built-in wardrobe cupboards with hanging space and additional storage above.

Bedroom Two
13'1 x 11'10 (3.99m x 3.61m)
Double glazed windows to the side elevation, radiator, built-in wardrobe cupboards with hanging space and additional storage above, eaves storage space available.

Bathroom
Modern suite comprising w.c. with low level flush, vanity unit, wash hand basin and mixer tap, walk-in shower cubicle with chrome controls, chrome shower attachment, chrome shower head, chrome heated towel rail, additional radiator, tiled walls and tiled flooring, obscure double glazed window to the front elevation.

OUTSIDE

Front Garden
Driveway providing off road parking for multiple vehicles.

Rear Garden
Mainly laid to lawn and beautifully established with various plants, shrubs and small trees, patio areas suitable for alfresco dining and the garden comes enclosed to all sides offering privacy and seclusion, side access is available.

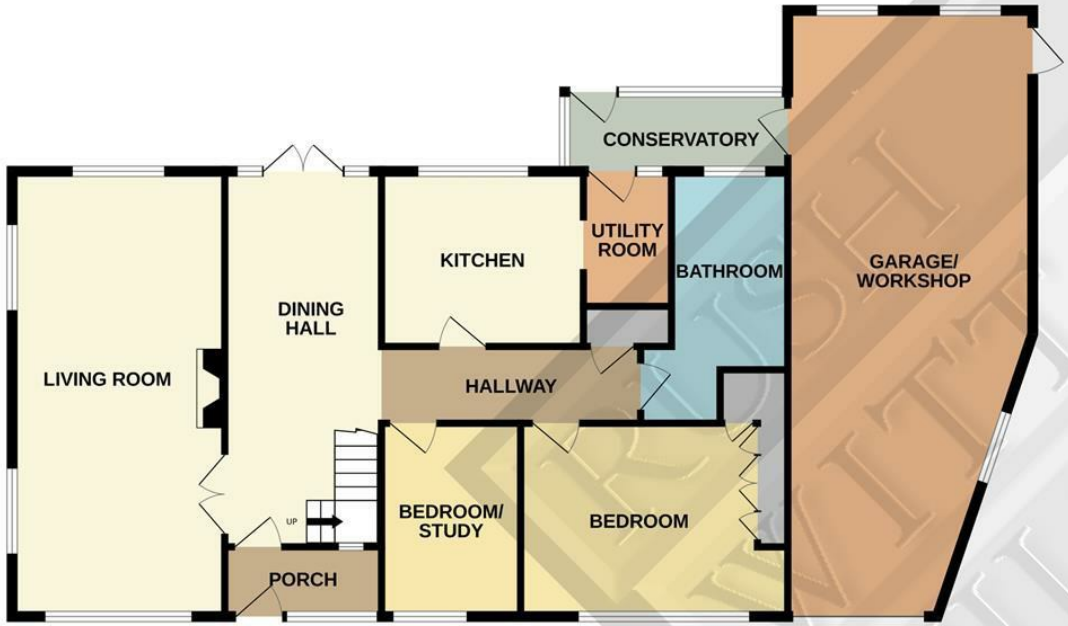
Garage
Electric operated roller door, window to side elevation, two rear access doors, extensive in size as double in length.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

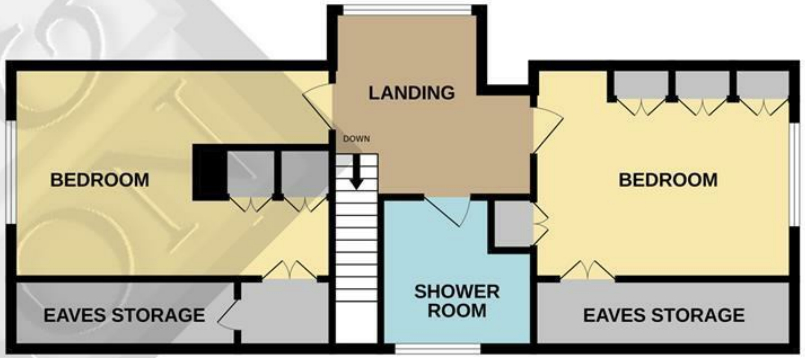
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – F

GROUND FLOOR
1450 sq.ft. (134.7 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 2115 sq.ft. (196.5 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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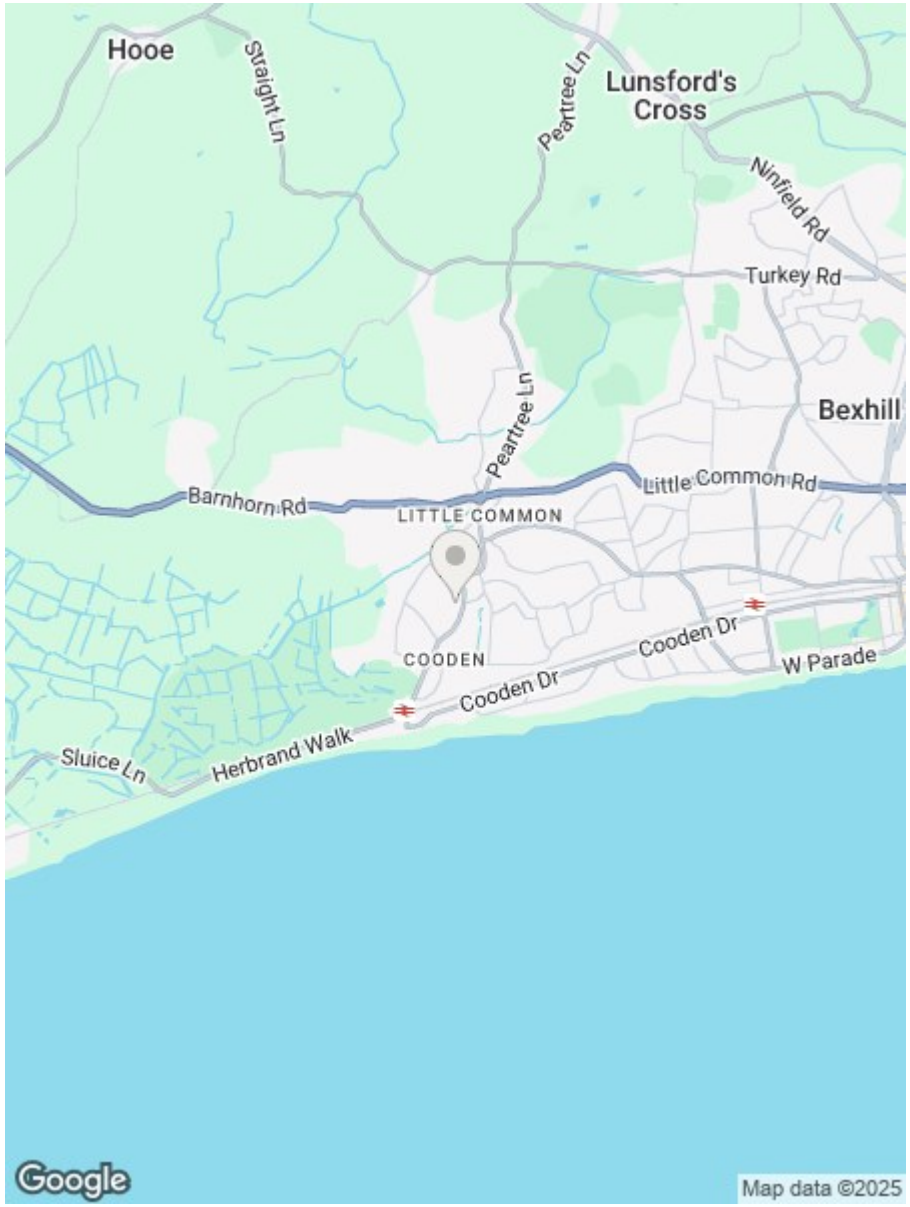

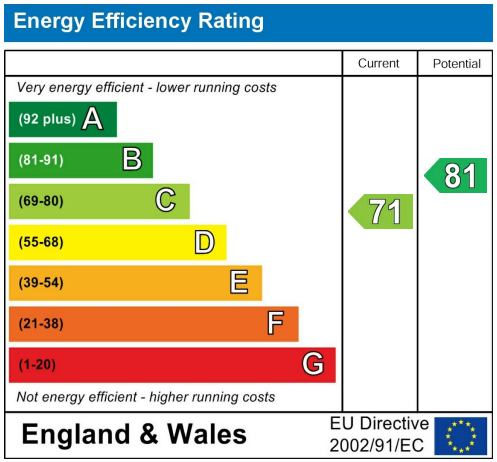

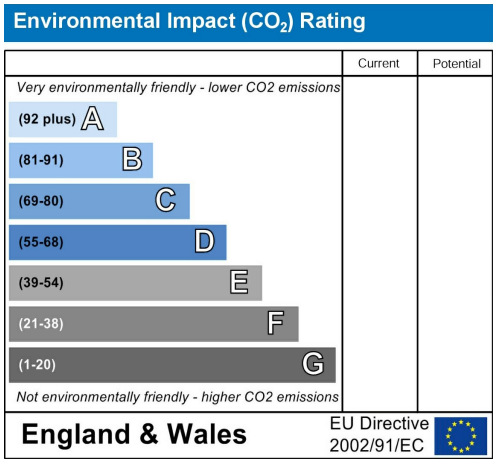

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