

**RUSH
WITT &
WILSON**



42 Fairfield Chase, Bexhill-On-Sea, East Sussex TN39 3YD
£489,950

Rush Witt & Wilson are delighted to welcome to the market this exceptionally well presented four bedroom detached family home ideally located in this sought after location of West Bexhill. Offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, separate dining room, fitted kitchen with utility room and wc all to the ground floor. Whilst to the first floor there are four bedrooms with the master bedroom further benefiting from en-suite shower room and a family bathroom. Other internal benefits include gas central heating to radiators and fitted double glazed windows throughout. Externally the property offers well maintained gardens to both the front, rear and sides of the property, a driveway providing off road parking for multiple vehicles leading to a double garage. Conveniently situated at the end of this quiet cul-de-sac location in Collington, viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this spacious home in this popular location. Council Tax Band E.



Front Door

Obscure glass panelled front door with obscure glass panelled side light windows leading to hallway.

Hallway

Radiator, large storage cupboard with hanging space and shelving, stairs leading to first floor.

Ground Floor WC

Side aspect obscured double glazed window, radiator, low level w.c., wall mounted wash hand basin with separate hot and cold taps and tiled splash-back.

Kitchen

9'8" x 9'1" (2.95m x 2.78m)
Rear aspect double glazed window overlooking the rear garden. Fitted kitchen with a range of matching wall and base level units with roll top work surfaces, integrated electric oven, worktop mounted gas hob with fitted stainless steel extractor hood above, stainless steel bowl and a half sink with drainer and mixer tap, space for free standing fridge/freezer, part tiled walls, tiled floor, ceiling mounted spotlights, open archway leading through to utility room.

Utility Room

8'3"x 4'11" (2.54mx 1.50m)
Rear aspect double glazed door giving access to the rear garden, radiator, wall and base level units with laminate rolled edge worktops, plumbing space for washing machine, additional space for tumble dryer and wall mounted gas central heating boiler.

Lounge

19'2" x 11'5" extending to 13'3" at centre of bay (5.85m x 3.48m extending to 4.05m at centre of bay)
Front aspect double glazed bay window, additional front aspect double glazed window and double glazed side window, radiator, ornamental feature fireplace with fitted gas fire, ceiling mounted spotlights, wall mounted down-lighters.

Dining Room

12'5" x 9'7" (3.79m x 2.94m)
Rear aspect double glazed sliding patio doors giving access to the rear garden, radiator, large understairs storage cupboard with fitted shelving, ceiling mounted spotlights.

First Floor Landing

Stairs up to landing with side aspect double glazed window, radiator, access to loft space, airing cupboard which houses the hot water cylinder with slatted shelving.

Bedroom One

15'6" x 9'9" (4.73m x 2.98m)
Two rear aspect double glazed windows, radiator, fitted wardrobes with sliding mirrored doors with hanging space and shelving and door giving access to en-suite. Recessed ceiling spotlights.

En-Suite Shower Room

Front aspect obscured double glazed window, wall mounted heated chrome towel rail. Modern bathroom suite comprising low level w.c. vanity unit with wash hand basin and mixer tap and storage cupboard beneath, walk-in shower cubicle with wall mounted shower controls, shower attachment and rain effect shower head, fully tiled walls, recessed ceiling spotlights, extractor fan, tiled floor and wall mounted electric bathroom heater.

Bedroom Two

9'3" x 9'3" (2.84m x 2.82m)
Rear aspect double glazed window, radiator, fitted wardrobe with hanging space and shelving.

Bedroom Three

12'7" x 9'3" (3.85m x 2.82m)
Front aspect double glazed window, radiator, fitted wardrobe with mirrored sliding doors with hanging space and shelving.

Bedroom Four

9'7" x 6'9" (2.94m x 2.06m)
Front aspect double glazed window, radiator, fitted shelving.

Family Bathroom

Side aspect obscured double glazed window, low level w.c., wash hand basin with separate hot and cold taps and a panel enclosed bath, mixer tap and shower attachment, recessed ceiling spotlights, extractor fan, fully tiled walls and fitted electric bathroom mirror with sensor lights and wall mounted electric heater.

Outside

Rear Garden

Exceptionally well maintained rear garden which has a patio

then a raised tier which is mainly laid to lawn with mature and flower bed borders, timber decking area with pergola, gated access down both sides and the garden stretches around to the side of the property. Metal garden shed, rear gate giving access to Little Common Road. Rear door giving access to the garage and the utility room.

Front Garden

Front garden which is mainly laid to lawn with some mature plant, shrub and hedge borders, driveway providing off road parking for two vehicles.

Double Garage

16'9" x 16'10" (5.13m x 5.14m)
Electric roller doors, rear aspect obscured double glazed window, rear aspect obscured glass panelled door, electric consumer unit. Light and power and access panel for loft space above the garage.

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. *Title Issue being resolved*



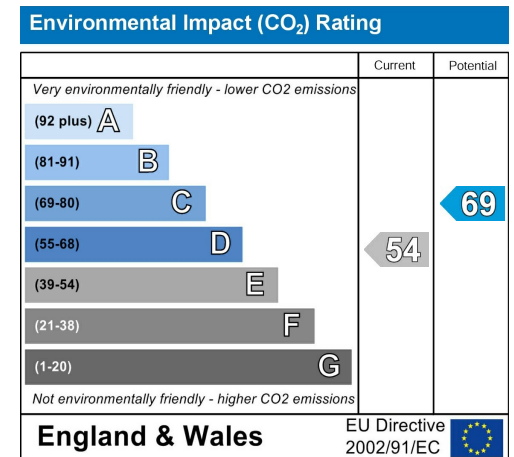
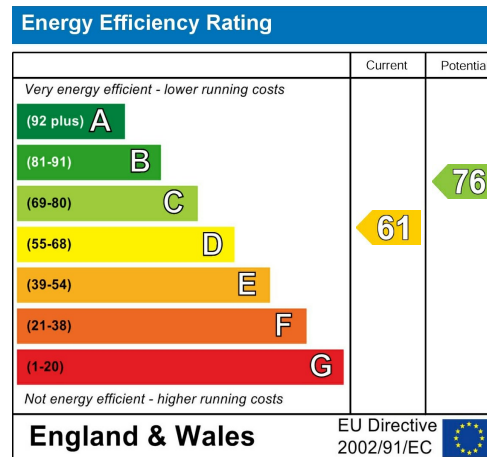
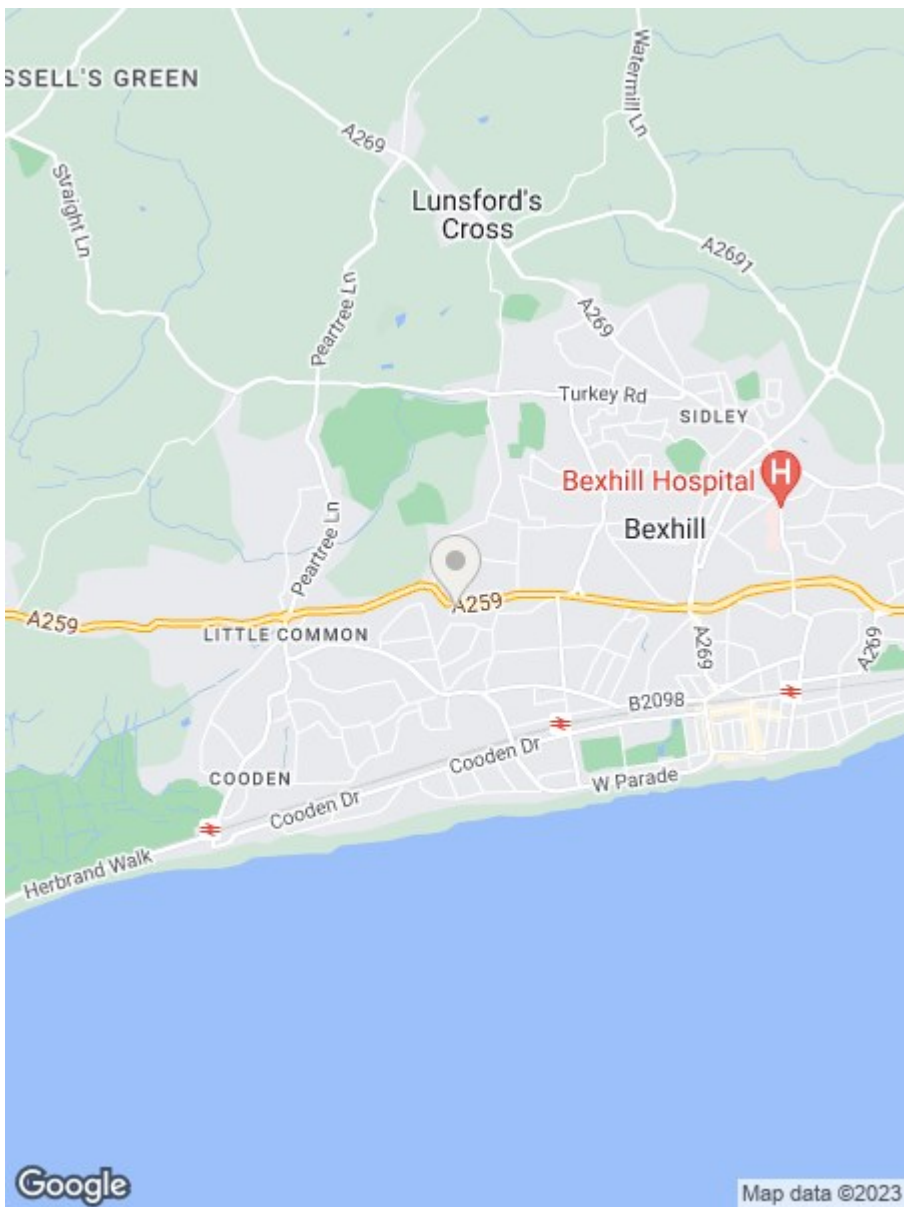
GROUND FLOOR



1ST FLOOR



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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