

**RUSH
WITT &
WILSON**



**Yondova Top Cross Road, Bexhill-On-Sea, East Sussex TN40 2RT
£650,000**

Rush Witt & Wilson are delighted to welcome to the market this unique and exceptionally well presented 3 bedroom detached bungalow ideally situated in this private and secluded semi-rural location tucked away in a stunning woodland setting of approx. 1.50 acres. Offering bright and spacious accommodation throughout, the property comprises three double bedrooms with the master bedroom further benefiting from en-suite bath and shower room and a walk in dressing room, lounge with beautiful views out to the gardens and woodlands, a further second reception room/snug, modern fitted kitchen/dining room, utility room, family bathroom, separate W.C, large entrance hallway and integral double garage. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property boasts extensive and well maintained gardens to the front and rear of the property backing and siding on to woodlands and a gated entrance leading to a block-paved driveway providing access for multiple vehicles. The property further benefits from being sold with NO ONWARD CHAIN. Viewing is highly recommended by the Vendors chosen sole agents to appreciate this stunning bungalow in this picturesque setting.



Entrance Hall

Two radiators, large built-in cloak cupboard with hanging space, large airing cupboard with pressurised hot water cylinder and shelving, quartz sparkle tiled floor, obscure glass panelled front door with obscure glass panelled side lights leading to:

Lounge

28'5" x 13'0" (8.68m x 3.97m)

Glass panelled doors leading through into the lounge. Double aspect double glazed windows to the side and rear elevations with stunning uninterrupted views across the garden towards woodlands, set of rear aspect, double glazed double patio doors leading to rear garden, two radiators, modern wall mounted feature gas fireplace with gas flame effect, set of glass panelled double doors leading through to the kitchen/breakfast room,

Kitchen /Dining Room

22'3" x 11'6" (6.79m x 3.52m)

Double aspect windows to both sides of the property with fantastic views across towards the woodlands, radiator, door leading through to second reception room, door leading through to utility room. Modern fitted kitchen with a range of matching wall and base level units with roll top work surfaces, Range style cooker with five ring gas burner hobs and fitted electric stainless steel extractor hood above, integrated fridge/freezer, integrated dishwasher, inset stainless steel bowl and a half sink with drainer and stainless steel mixer tap, part tiled walls, fully tiled floor and recessed ceiling spotlights.

Door through to utility room.

Utility Room

8'1" x 6'2" (2.48m x 1.89m)

Side aspect double glazed window overlooking the woodlands, radiator, fitted base level unit with roll top work surface, plumbing space for washing machine, under counter space for tumble dryer, inset stainless steel sink with drainer and chrome mixer tap, part tiled walls, tiled floor, door leading to garage, door leading to separate w.c.

Separate WC

Front aspect obscured double glazed window, radiator, low level w.c., pedestal mounted hand wash basin with separate hot and cold taps, tiled splash-back, tiled floor and extractor fan.

Second Reception Room /Snug

11'1" x 10'5" (3.39m x 3.18m)

Front aspect double glazed windows, radiator, door leading through to kitchen/dining room, door leading back through to hallway.

Master Bedroom

13'5" x 12'9" (4.09m x 3.89m)

Side aspect double glazed windows, radiator, door leading to en-suite bathroom and door leading to walk-in dressing room.

En-Suite Bathroom

Rear aspect obscure double glazed windows, wall mounted heated chrome towel rail. White bathroom suite comprising panel enclosed bath with chrome mixer tap, low level w.c. and pedestal mounted hand wash basin with separate hot and cold taps, walk-in shower cubicle with glass door, wall mounted thermostatically controlled shower controls and shower attachment, fully tiled walls, tiled floor, recessed ceiling spotlights, extractor fan and electric shaver point.

Walk-In Dressing Room

8'1" x 7'3" (2.48m x 2.23m)

Radiator, access to loft, range of fitted clothes rails and shelving units.

Bedroom Two

11'7" x 10'4" (3.55m x 3.17m)

Front aspect double glazed windows, radiator, large fitted wardrobes with hanging space and shelving.

Bedroom Three

12'5" x 10'4" (3.79m x 3.17m)

Front aspect double glazed windows, radiator.

Family Bathroom

Large family bathroom with rear aspect obscure double glazed window, wall mounted heated chrome towel rail. White bathroom suite comprising low level w.c., panel enclosed bath with chrome mixer tap, pedestal mounted hand wash basin with separate hot and cold chrome taps, walk-in shower cubicle with glass doors with wall mounted thermostatically controlled shower controls and shower attachment, recessed ceiling spotlights, fully tiled walls, tiled floor, extractor fan, electric shaver point, fitted wall mounted bathroom cabinet.

Outside

Approx. 1.50 acres in total.

Front Garden

Large front garden mainly laid to lawn with mature plant and shrub borders. The block paved pathway leads to all sides of the house which leads to the rear garden, private tarmac driveway which leads to the large double timber electric gates. The electric timber gates lead through to a block paved driveway which leads down to the property with masses of parking for multiple vehicles. This also leads to the double garage with electric door,

Rear Garden

To the rear is a block paved patio which leads onto a three tiered timber decking with integrated lighting and built-in garden pond with up to date Vortex system. The rest of the garden mainly laid to lawn, shrub borders. To the bottom of the lawned area there is some timber decking and stairs leading down to the second tier. The second tier is mainly laid with shingle which leads to a decked patio area with timber garden shed. The third tier is woodland leading to a stream that runs along the bottom boundary of the property. The property is surrounded by woodlands. There is external lighting and external power points.

Double Garage

19'7" x 19'2" (5.98m x 5.85m)

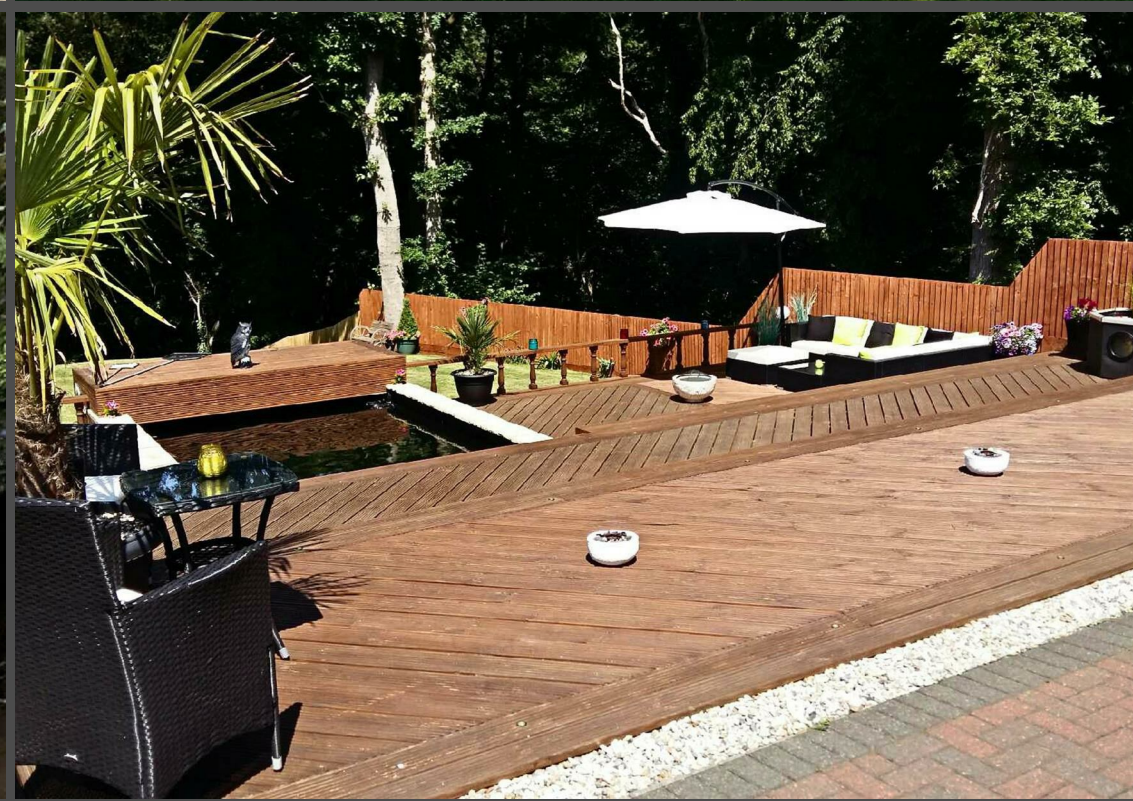
With electric doors, two side aspect double glazed windows and one rear aspect double glazed door which leads to the rear garden, access to loft. Gas central heating combination boiler, electric consumer unit.

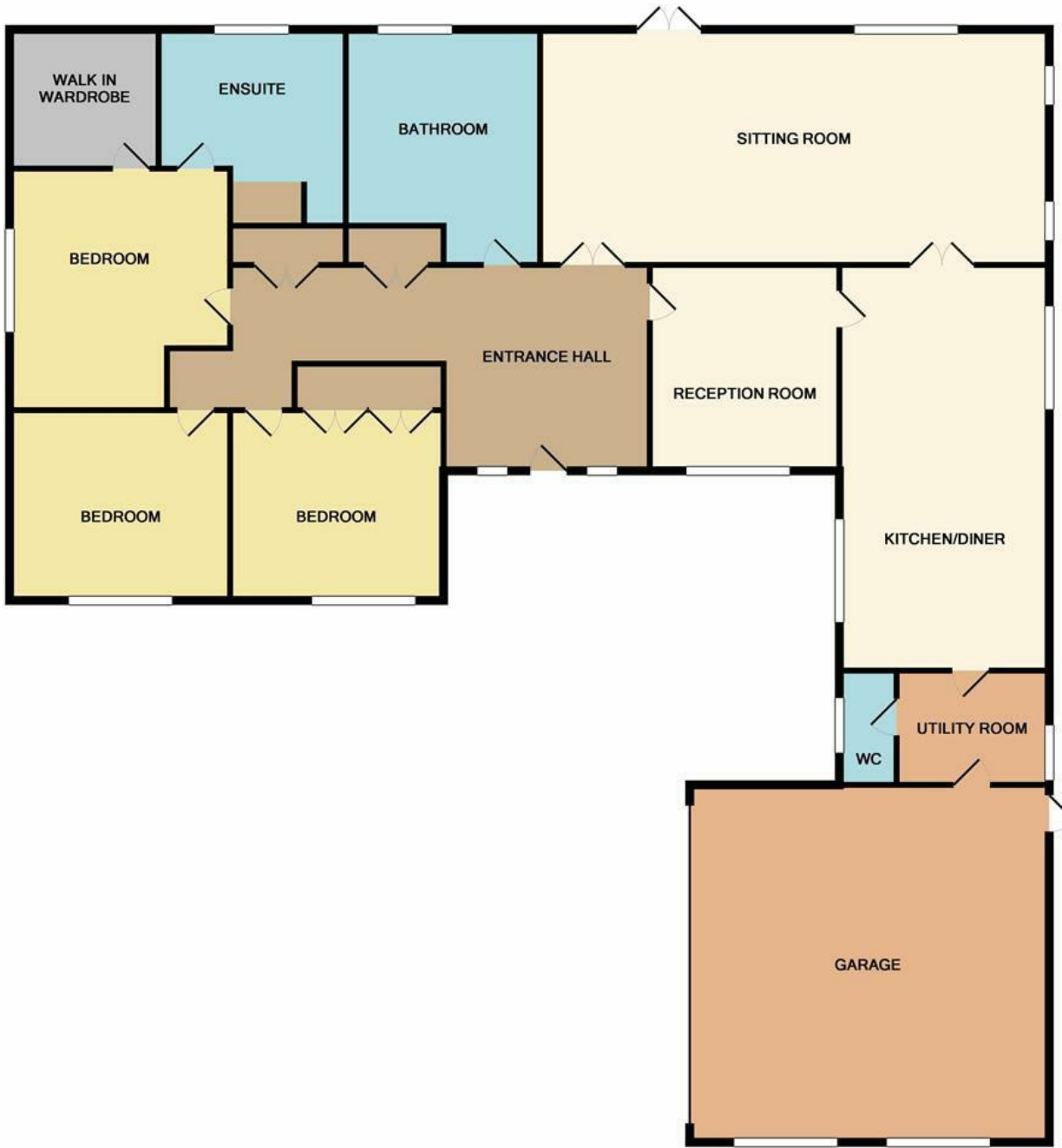
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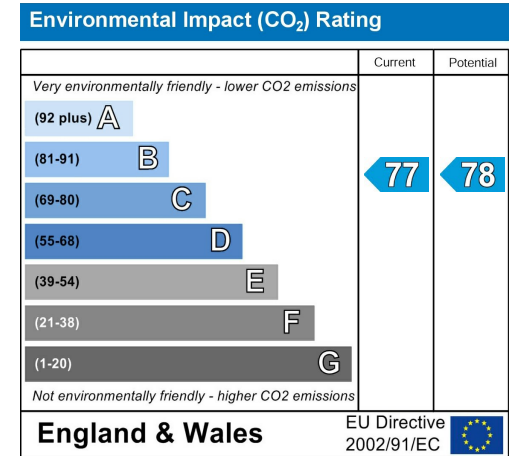
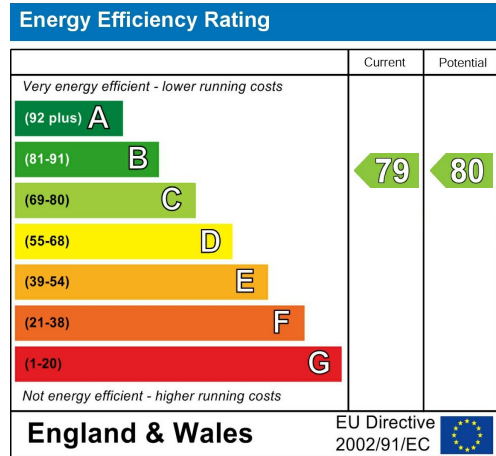
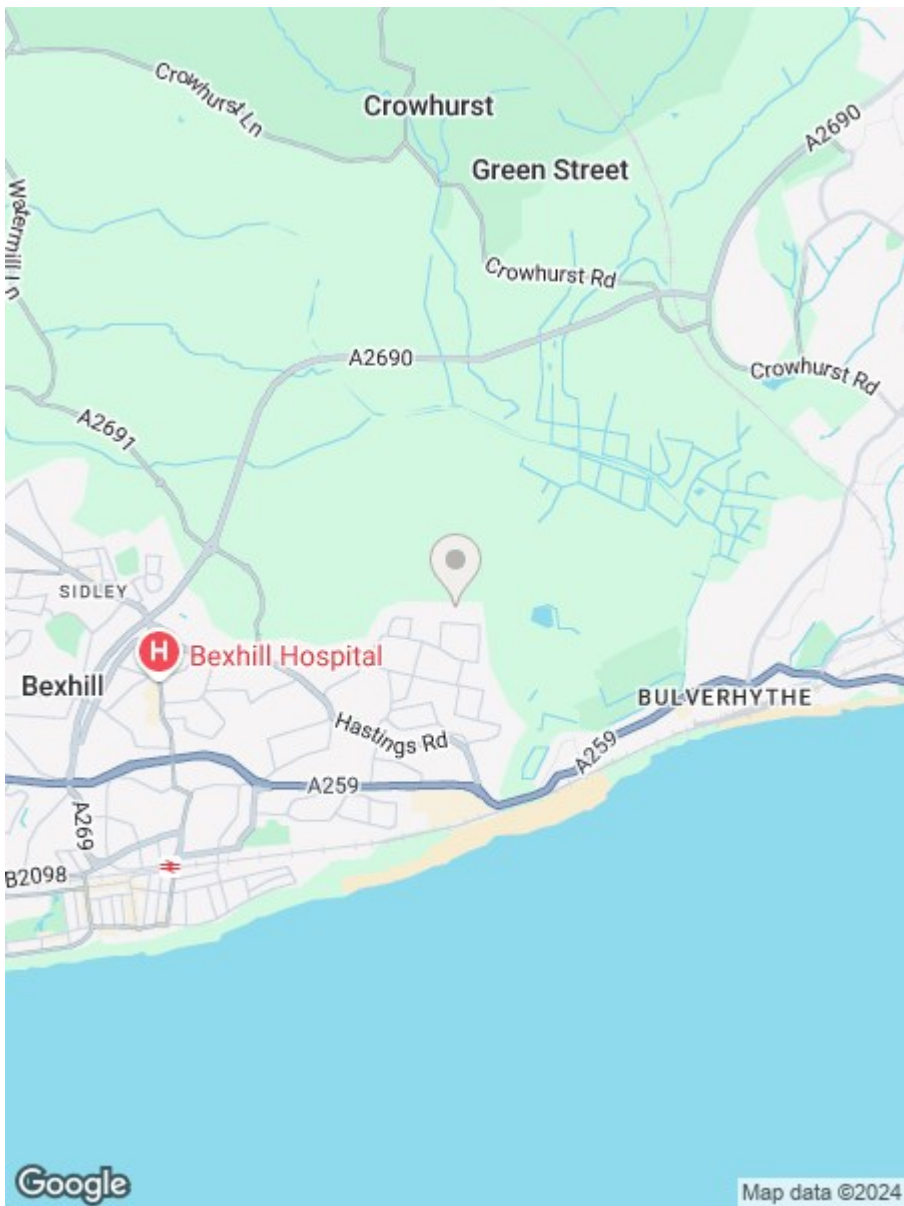
The property also benefits from Ashe alarm system and water sprinkler system in every room.

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.







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