

**RUSH  
WITT &  
WILSON**



**14 Spring Lane, Bexhill-On-Sea, East Sussex TN39 4ET  
£399,950**

**A stunning three bedroom detached family house with integral garage, gas central heating system, double glazed windows and doors, downstairs cloakroom, kitchen/breakfast room, upvc double glazed conservatory, presented to an excellent standard by the current vendor's, the property has further potential for extension at the side providing the usual permissions are obtained . Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hall**

With entrance door, single radiator, wood block flooring.

### **Cloak Room**

WC with low level flush, single radiator, corner wash hand basin with tiled splashback, obscured glass window overlooks the front elevation.

### **Living Room**

14'9 x 12'8 (4.50m x 3.86m)

Window to the front elevation with plantation blinds, single radiator, wood block flooring,

### **Kitchen/Breakfast Room**

15'8 x 10'5 (4.78m x 3.18m)

Window to the rear elevation, fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated double oven with grill, gas hob, extractor canopy with light, single radiator, built in fridge, area for table and chairs, door through to garage, large under stairs storage cupboard.

### **Conservatory**

8'3 x 8' (2.51m x 2.44m)

UPVC double glazed construction overlooking the rear and side elevations, door to side leading to patio area.

### **First Floor Landing**

Window to the side elevation, access to roof space, built in airing cupboard.

### **Bedroom One**

12'5 x 9'2 (3.78m x 2.79m)

Window to the front elevation with plantation blinds, single radiator, built in wardrobe cupboard.

### **Bedroom Two**

10'5 x 8'9 (3.18m x 2.67m)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

### **Bedroom Three**

9'7 x 6'5 (2.92m x 1.96m)

Window to the front elevation with plantation blind, single radiator.

### **Bathroom**

Suite comprising WC with low level flush, pedestal mounted wash hand basin, shower bath with chrome controls and shower head, shower screen, partly tiled walls, obscure glass window to the rear elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with a few shrubs and plants, off road parking.

#### **Garage**

With up and over door, plumbing for washing machine and space for additional white goods, personal door to rear, loft hatch with storage, currently used as gym. The vendors have advised that the property has potential to be extended at the side/ above garage providing all the usual permissions are obtained.

#### **Rear Garden**

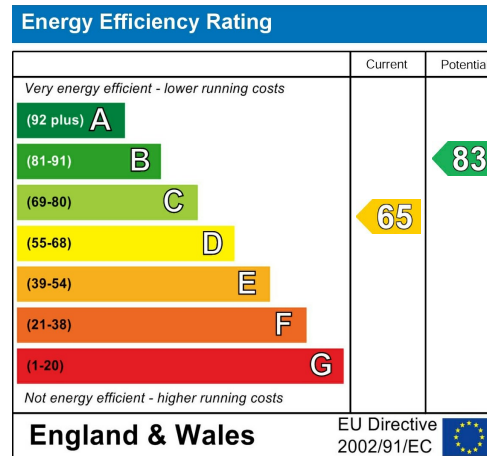
Mainly laid to lawn, private and secluded, all enclosed with fencing to all sides, patio area for alfresco dining, gate giving side access, outside water tap, shrub and flowerbeds, timber framed shed.

#### **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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