RUSH WITT & WILSON

55 The Gorseway, Bexhill-On-Sea, East Sussex TN39 4NA
Offers In Excess Of £475,000 Freehold

An extremely well presented three bedroom detached chalet style bungalow situated in the highly sought after location of Little Common, Bexhill. Within very close proximity to Little Common Village with its wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises entrance porch, large entrance hallway, dual aspect living room, modern fitted kitchen/breakfast room, two bedrooms and a modern bathroom suite situated on the ground floor. To the first floor is an additional bedroom and modern shower room suite. Externally the property boasts a block paved driveway providing off road parking for multiple vehicles, low maintenance front garden, garage and a stunning well maintained landscaped rear garden. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Viewings come highly recommended by Rush Witt & Wilson, Sole Agents.

Entrance Porch
Obscure glass panelled entrance door through to:

Entrance Hallway
Obscure glass panelled entrance door, double radiator, stairs rising to the first floor, understairs storage cupboard, doors off to the following:

Living Room
18' x 13'1 (5.49m x 3.99m)
Double glazed window over looking the rear garden, double glazed glass panelled door with views and access onto the rear garden, feature fireplace.

Kitchen/Breakfast Room
12'6 x 10'7 (3.81m x 3.23m)
A 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, integral dishwasher, integral electric oven and grill, four ring gas hob with extractor canopy above, space and plumbing for washing machine, space for freestanding American style fridge/freezer, larder cupboard, radiator, double glazed window to the rear elevation, obscure glass panelled door with access onto the side.

Bedroom One
15'3x 12'2 (4.65mx 3.71m)
Double glazed window to the front elevation, radiator.

Bedroom Three/Study
9'10 x 8'4 (3.00m x 2.54m)
Window to the front elevation, radiator.

Bath/Shower Room
A modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, panelled bath with chrome mixer tap, chrome hand held shower attachment, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, tiled walls, airing cupboard, two double glazed obscure windows to the side elevation.

First Floor

Landing
Radiator, doors off to the following:

Bedroom Two
15'1 x 12' (4.60m x 3.66m)
Dual aspect with double glazed window to the front and side elevations, radiator.

Shower Room
Suite comprising low level wc, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, door to eaves storage, obscure double glazed window to the rear elevation.

Eaves Storage
Extensive storage space available.

Outside

Front Garden
Block paved driveway providing off road parking for multiple vehicles, low maintenance front garden laid with pebbles and various shrubs.

Garage
Up and over door, gas meter, electrical consumer unit, power and light connected.

Rear Garden
Beautifully landscaped by the current vendors with various patio areas suitable for alfresco dining and entertaining, the rest of the garden is mainly laid to lawn with mature plant, shrubs and trees of various kinds, The garden comes enclosed to all sides with fencing offering privacy and seclusion, garden shed, greenhouse, side access is available.

Agents Note
Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.

1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.

TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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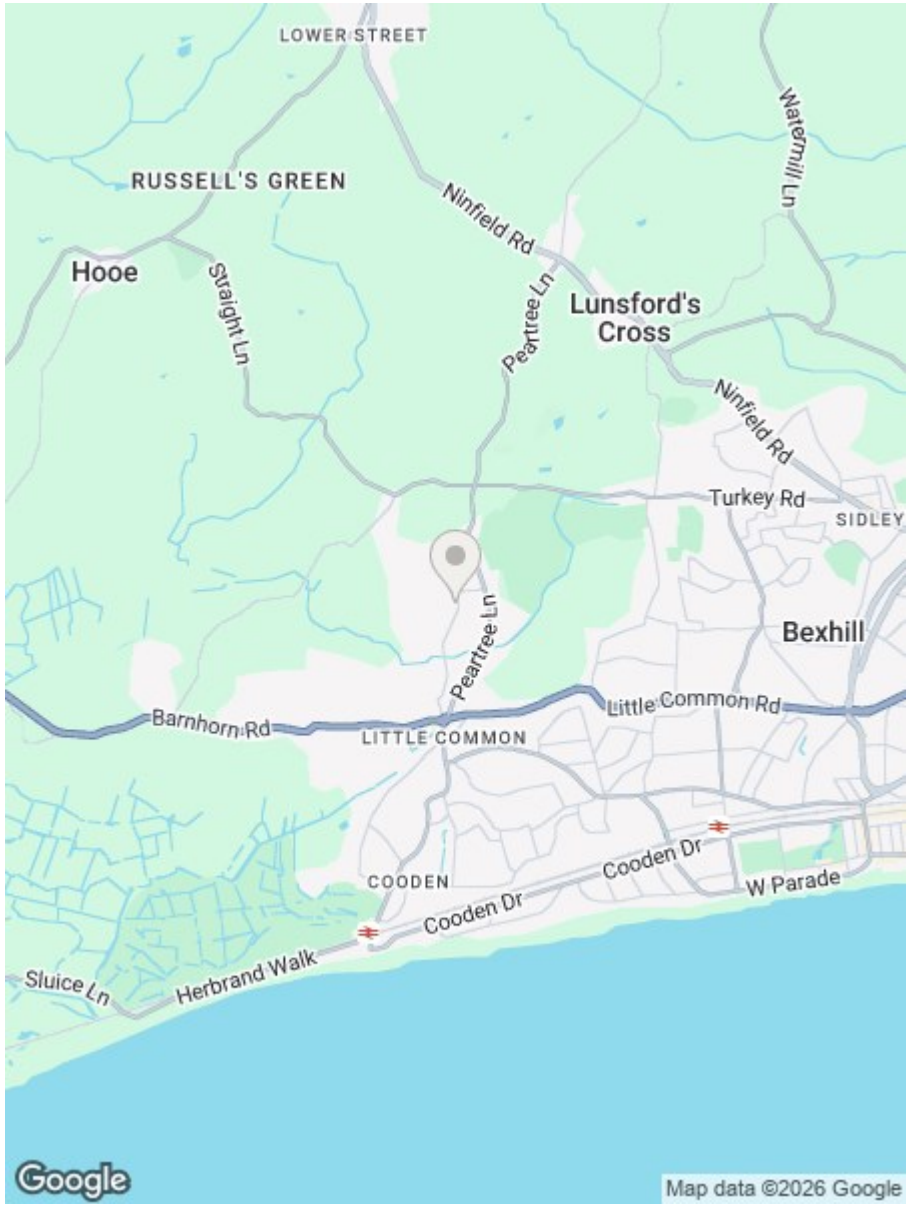

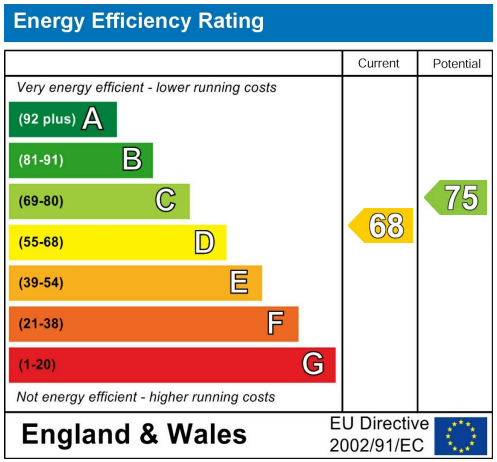

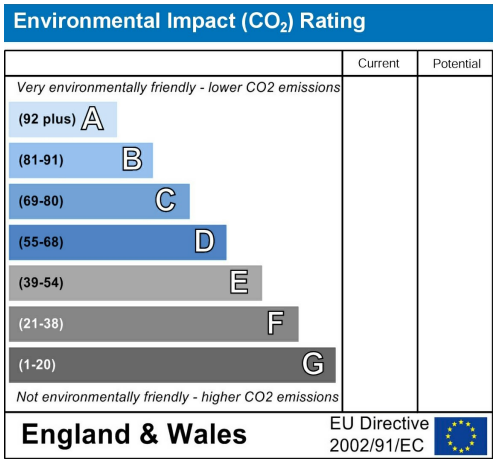

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk