

**RUSH
WITT &
WILSON**



**Oakdene Sandhurst Lane, Bexhill-On-Sea, East Sussex TN39 4RH
£675,000**

A beautiful, modern and bright three bedroom detached bungalow, well presented and modernised throughout with large kitchen/dining room, situated down quiet country lane, sun room, detached garage, utility room, gas central heating system, double glazed windows and doors, two bathrooms, private front and extensive rear garden. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band E



Entrance Hall

With entrance door, double radiator, built in cloaks and storage cupboards

Living Room

18'6" x 12'2" (5.64 x 3.71)

Window to rear elevation, double radiator, feature fire place

Kitchen / Breakfast Room

22'10" x 12'11" (6.96 x 3.96)

Window to rear elevation, modern fitted kitchen comprising a range of wall and base level units with laminate straight edge work top, twin bowl single drainer sink unit with mixer tap, integrated dishwasher, electric hob with extractor canopy above, glass splash back, integrated 'SMEG;' double oven with grill, tiled splashbacks

Utility Room

A range of matching wall and base units, double radiator, window to side elevation, door to the rear, wall mounted gas central heating domestic hot water boiler, plumbing for washing machine, space for fridge/freezer, tiled walls

Sun Room

10'8" x 8'5" (3.26 x 2.58)

Window overlooks rear and side elevations, door to side, double radiator

Bedroom One

16'2" x 12'2" (4.93 x 3.71)

Window to front elevation, double radiator, fitted bedroom furniture comprising wardrobe and bed side tables with drawers, dressing table

Bedroom Two

13'8" x 11'3" (4.17 x 3.45)

Bay window to front elevation, double radiator with fitted bedroom furniture comprising wardrobe, drawers and bed side cabinets

Bedroom Three

14'1" x 9'1" (4.31 x 2.78)

Bay window to front elevation, double radiator, fitted wardrobe cupboards

Shower Room

Suit comprising w/c low level flush, wash hand basin with vanity units, electric shaver point, double radiator, walk in

shower cubical with chrome controls and chrome shower head, obscured glass window to side elevation, tiled splashbacks

Additional Bathroom

Suite comprising panelled bath with hand shower attachment, w/c low level flush, wash hand basin with vanity unit and electric shaver point, tiled walls

Outside**Off Road Parking**

Long driveway providing extensive off road parking for several vehicles

Front Garden

Mainly laid to lawn with beautiful established oak tree, well kept and well stocked flower and shrub beds, beautiful lane view, garden enclosed with fencing, outside water tap to the side

Rear Garden

Patio area, mainly laid to lawn with well stocked flower and shrub beds, extends beyond the fence lines giving a sizeable garden with pleasant tree line vista views.

Detached Garage

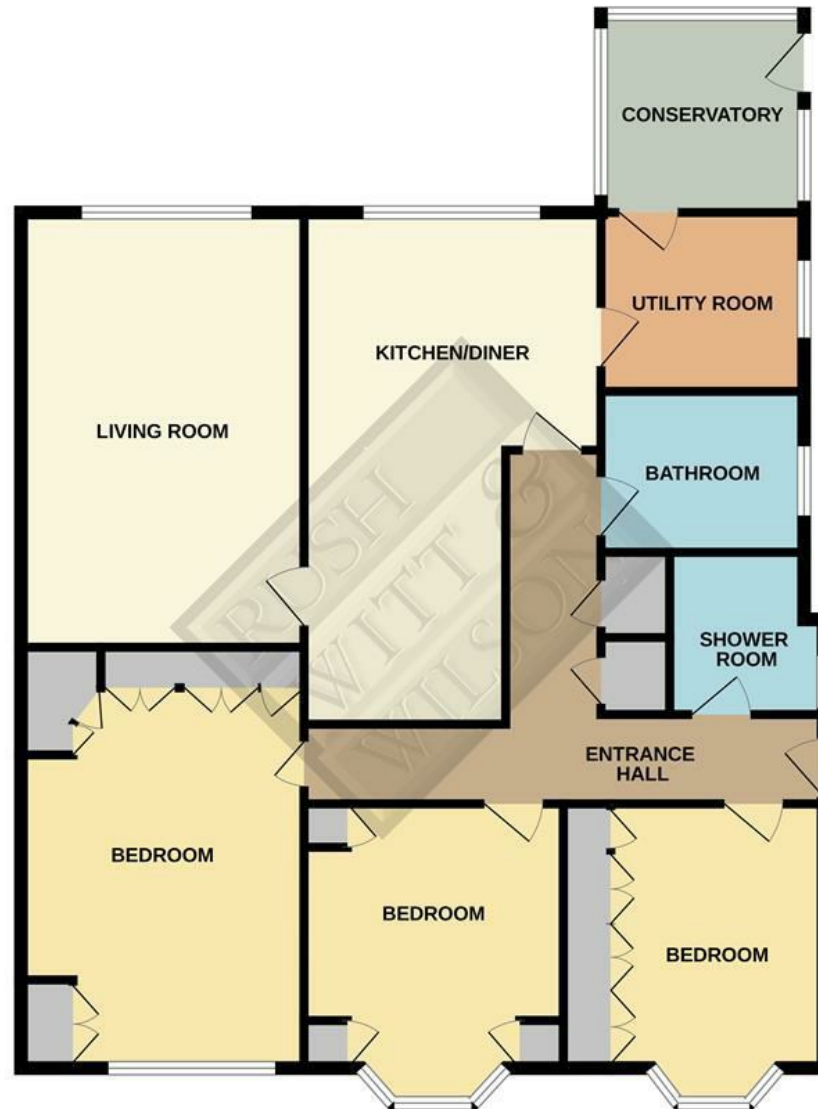
With additional large storage room to the rear, electric roller door, power & light

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.

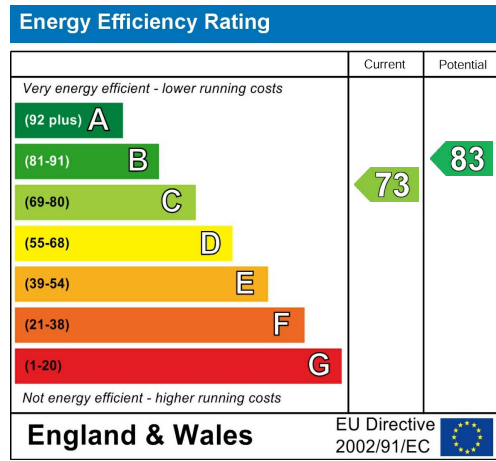
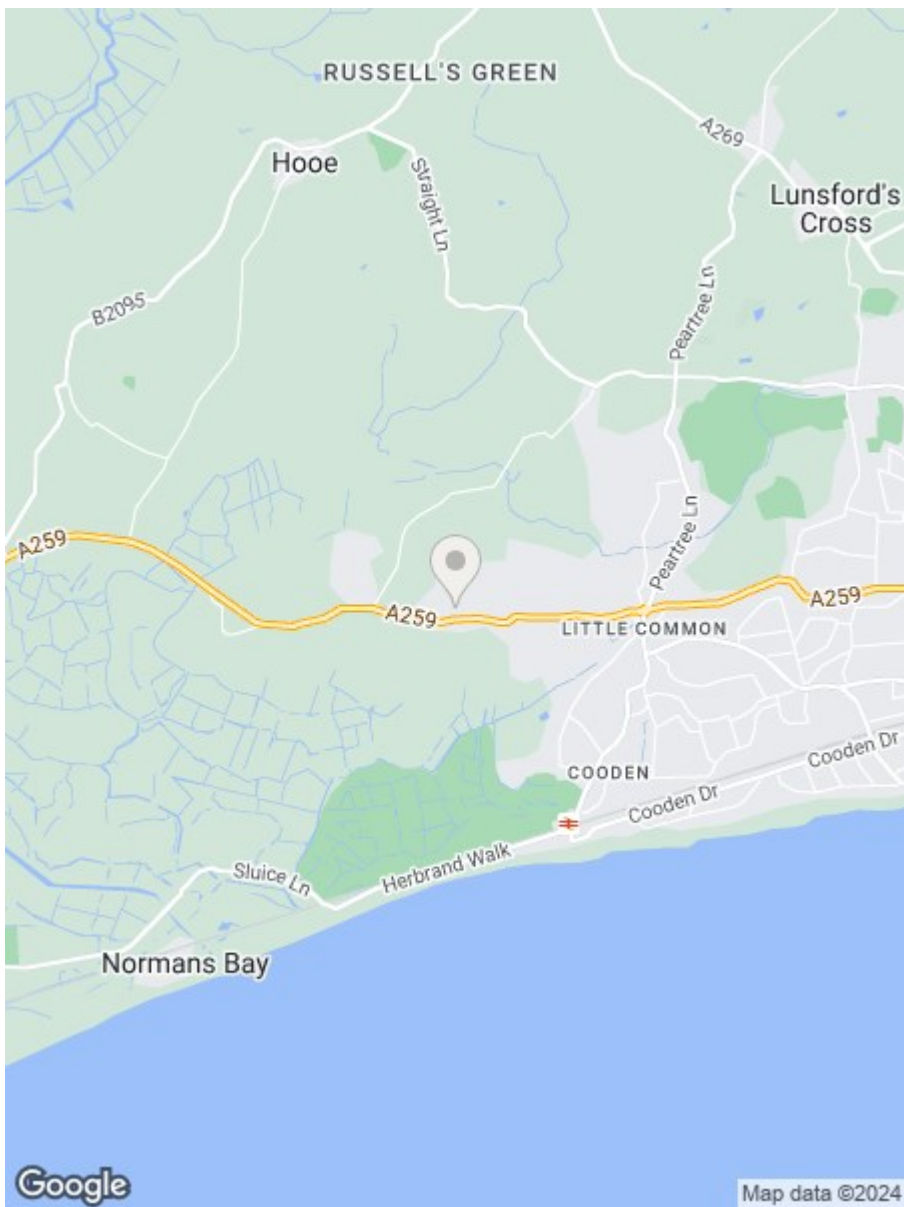


GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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