

**RUSH
WITT &
WILSON**



**21 Walton Park, Bexhill-On-Sea, East Sussex TN39 3NH
£650,000**

A stunning extensively refurbished three bedroom detached family house with beautiful extensive gardens to the front; side and rear, beautiful 'leafy' Collington Bexhill, modern fitted kitchen/ breakfast room, two modern bathrooms, gas central heating system, double glazed windows and doors, living room with additional separate dining room, Larkin built, viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Covered Entrance Porchway

Entrance Hallway

Entrance door, window to the side elevation, double radiator, storage cupboard.

Cloakroom

Traditional suite comprising roll top radiator with heated chrome towel rail, wall mounted wash hand basin, wc with low level flush, half height wall tiling, obscured glass window to the rear elevation.

Dining Room

16'0" x 10'11" (4.88 x 3.33)

Bay window to the front elevation, two double radiators, ornate fireplace.

Living Room

16'4" x 15'8" (4.98 x 4.78)

Windows overlook both the front and side elevations with bay, vertical radiator, real flame effect modern fire place.

Kitchen/Breakfast Room

16'2" x 14'6" (4.95 x 4.43)

Window overlooks the side elevation, door leads out onto rear garden, walk in pantry with obscured glass window to the rear elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer composite sink unit with mixer tap, integrated dishwasher, gas hob with extractor canopy and light, integrated double oven with grills, tiled floor, integrated fridge, vertical radiator.

First Floor Landing

Window to the rear elevation, double radiator, access to roof space.

Bedroom One

15'8" x 12'4" (4.80 x 3.77)

Window to the front and side elevations, double radiator, built in wardrobe cupboards, built in dressing table with drawers.

Bedroom Two

16'11" x 11'1" (5.17 x 3.39)

Bay window to the front elevation, two double radiators.

Bedroom Three

12'10" x 12'7" (3.93 x 3.85)

Window to the front elevation, double radiator, fitted wardrobe cupboards with sliding door.

Shower Room

Suite comprising walk in shower with bi-fold doors, fitted rainfall showerhead, chrome controls and chrome hand/shower attachment, wc with low level flush, aqualisa splashbacks, wall mounted wash hand basin with vanity drawers beneath, mirror and light, obscured glass window to the side elevation, heated towel rail.

Bathroom

Comprising panelled shower/bath with hand/shower attachment, ornate fixing, tiled splashbacks, shower screen, roll top radiator, wall mounted vertical radiator, pedestal mounted wash hand basin with vanity unit beneath, wall tiling, obscured glass window to the side elevation, wc with low level flush .

Outside

Extensive gardens surround the property.

Front Garden

Mainly laid to lawn, plants, shrubbery, hedging and trees, extensive off road parking can be found on the brick paved driveway.

Rear Garden

Westerly facing rear garden, landscaped with lawned and patio areas, summerhouse, timber framed shed, all enclosed with fencing to all sides, offering privacy and seclusion, side access.

Garage

Personal door to side, light and power, electrically operated roller door, gas central heating and domestic hot water boiler, space for tumble dryer and additional white goods if required.

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.

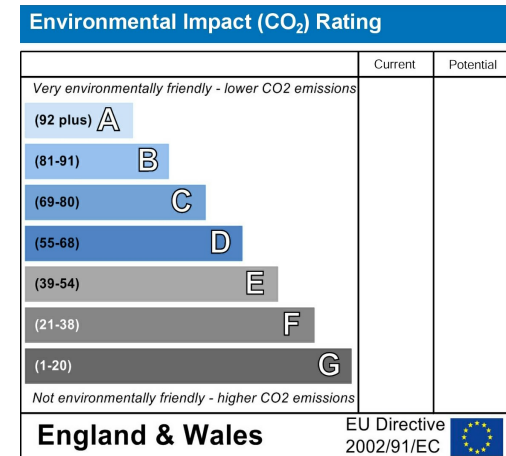
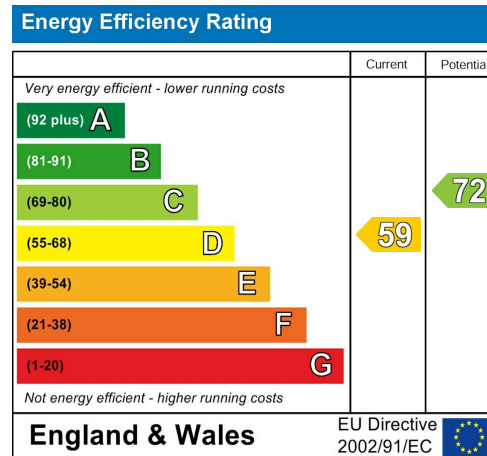
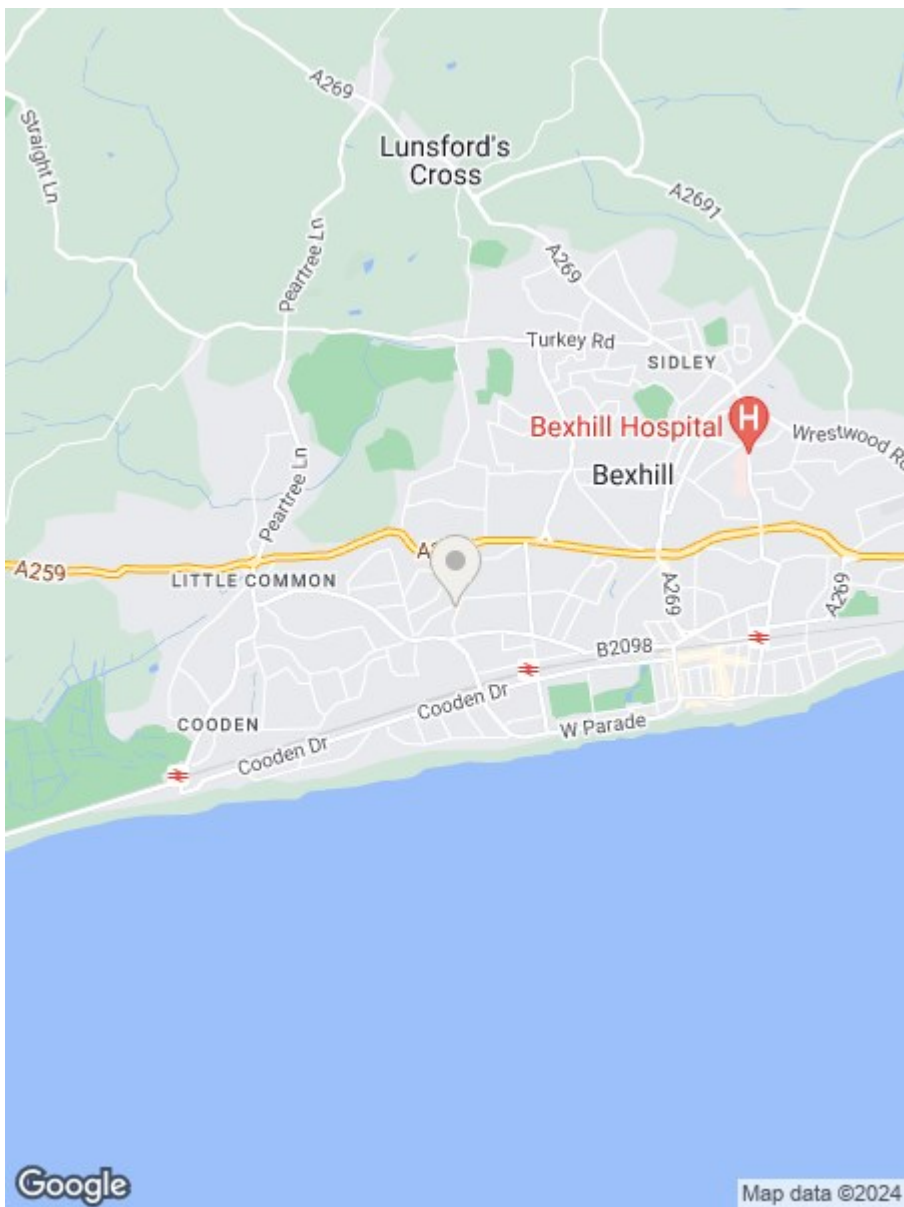




TOTAL FLOOR AREA : 1523 sq.ft. (141.5 sq.m.) approx.

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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