

**RUSH  
WITT &  
WILSON**



**33 Eastergate, Bexhill-On-Sea, East Sussex TN39 4NU  
£585,000**

**A beautiful three bedroom detached chalet style bungalow, situated in this highly sought after location of Little Common, Bexhill, comprising three double bedrooms, large living/ dining room, sun room, modern fitted kitchen, separate utility/study room, downstairs w/c, sun terrace, ensuite, modern shower room and stunning views across fields and woodland. Externally, the property boasts off road parking for multiple vehicles, garage and well maintained rear garden, backing onto beautiful field and woodland. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band E.**



### **Entrance Hallway**

With entrance door, stairs leading to first floor, under stair cloaks cupboards, radiator, wood flooring.

### **Downstairs W/C**

Suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, obscured glass window to front elevation, tiled floor.

### **Living/Dining Room**

26'3" x 18'7" (8.01 x 5.67)

Double glazed windows overlooking rear elevation, overlooking rear gardens and beautiful views across fields and woodland, two radiators, log burning stove with tiled surround, bi-folding doors leading to sun room.

### **Sun Room**

12'9" x 6'3" (3.91 x 1.92)

Double glazed windows and French doors giving access onto rear garden, beautiful views across field to woodland.

### **Kitchen**

15'5" x 8'6" (4.72 x 2.60)

Modern fitted kitchen with a range of matching wall and base level units with granite straight edge work top surfaces, one and half sink with drainer and mixer tap, four ring gas hob with extractor above, integrated electric double oven, integrated microwave, tiled splashbacks, double glazed window to the front elevation and glass panelled door giving access to Utility/ Study.

### **Utility/Study**

14'6" x 7'8" (4.42 x 2.36)

Comprising modern fitted base level units with granite work top surfaces, space and plumbing for washing machine, study area, radiator, wood flooring, glass panelled doors giving access onto both front of property and rear garden.

### **Bedroom Two**

10'11" x 9'2" (3.35 x 2.80)

Double glazed windows to front elevation, radiator, under stair storage cupboard.

### **First Floor Landing**

With access to loft space and doors leading to eaves storage.

### **Bedroom One**

13'10" x 11'11" (4.23 x 3.65)

Double glazed window and door giving access onto sun terrace, over looking the rear garden, fields and woodland. built in wardrobe cupboards with hanging space and shelving, radiator.

### **Bedroom Three**

13'10" x 9'1" (4.22 x 2.79)

Double glazed window to front elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

### **En suite**

Modern suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubical with wall mounted shower controls, shower attachment and shower head, chrome heated towel rail, tiled walls and tiled flooring.

### **Shower Room**

Modern suite comprising w/c low level flush, vanity unit with wash hand basin and mixer tap, large walk in shower with chrome wall mounted shower controls and shower head, tiled walls and tiled flooring.

### **Outside**

#### **Garage**

With electric door, door giving access onto rear garden.

#### **Front Of Property**

Driveway providing off road parking for multiple vehicles, area of front lawn.

#### **Rear Garden**

Well established rear garden, patio areas suitable for alfresco dining, side access available, overlooking beautiful fields and woodland.

#### **Agents Notes**

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.



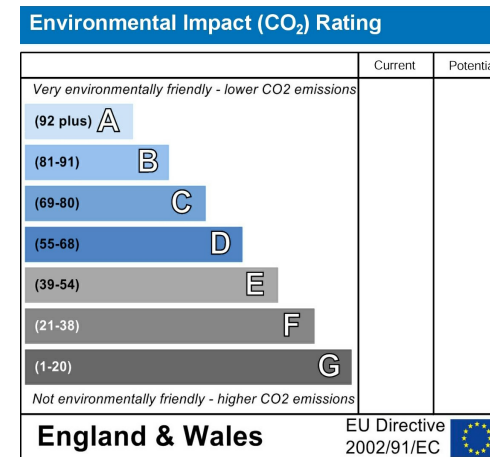
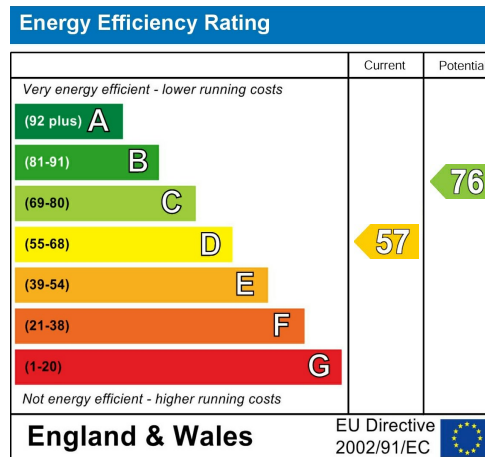
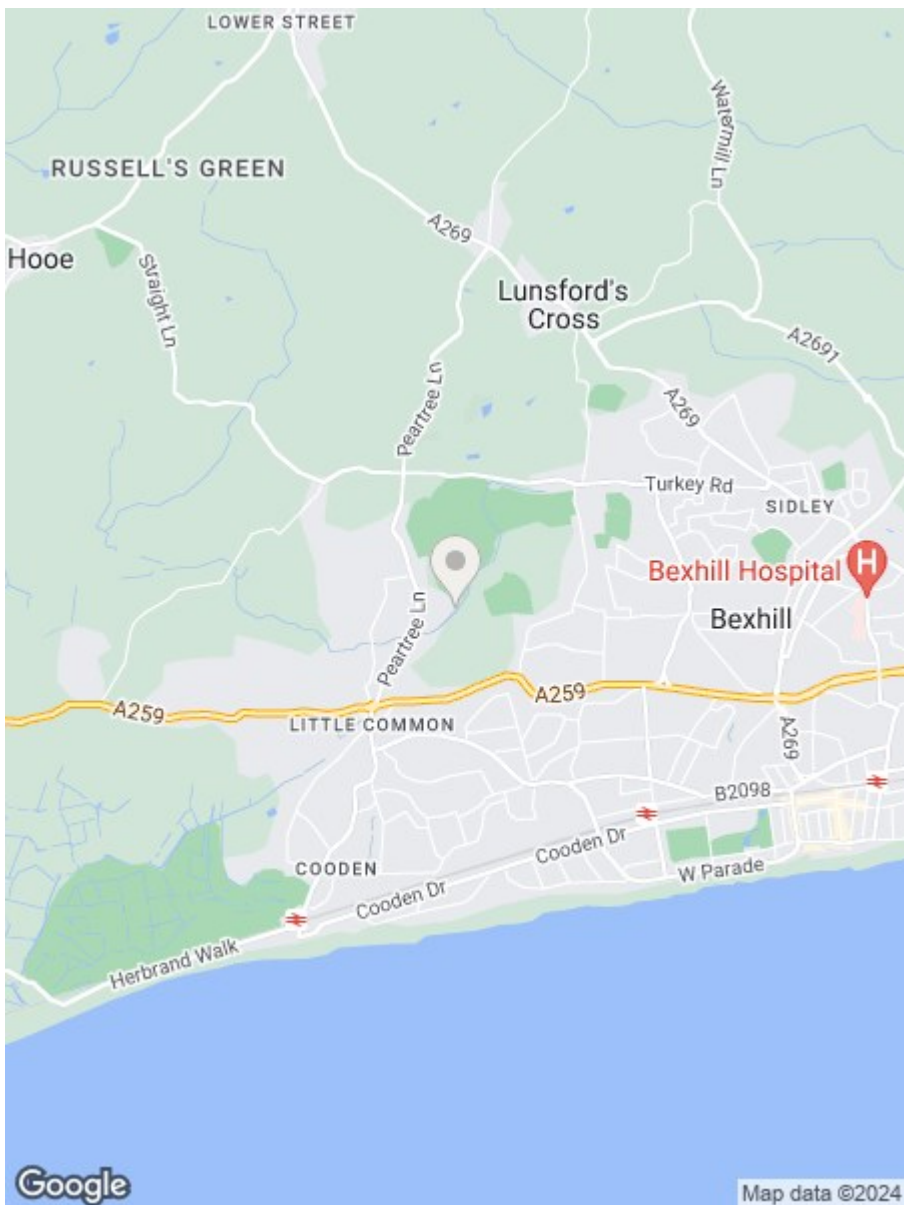
GROUND FLOOR  
1452 sq.ft. (134.9 sq.m.) approx.

1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 2041 sq.ft. (189.6 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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