

**RUSH  
WITT &  
WILSON**



**8 Withyham Road, Bexhill-On-Sea, East Sussex TN39 3BD  
£815,000**

**A truly impressive five double bedroom detached chalet bungalow, nestled in the beautiful Cooden Beach Bexhill, presented to an exceptional standard by the current vendors, with entrance porch, spacious reception hallway, ground floor cloakroom, three bedrooms and bathroom to the ground floor, bedroom with en-suite bathroom and cloakroom to the first floor, stunning kitchen/breakfast room with granite worktops, utility room, gas central heating system, double glazed windows and doors throughout, garage, private front and extensive southerly facing rear garden, viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



### **Entrance Porch**

With obscured glass windows to the side elevation, entrance door.

### **Entrance Hallway**

Under stairs storage cupboard, two double radiators.

### **Living Room**

19'7" x 17'11" (5.97 x 5.48)

Window to the side elevation, French doors and windows overlook the rear southerly elevation, stunning ornate Edwardian style fireplace with ornate surround and real flame living gas fire, two radiators.

### **Bedroom Two**

14'0" x 12'0" (4.28 x 3.66)

Window to the rear southerly elevation, double radiator.

### **Bedroom Three**

13'11" x 12'0" (4.25 x 3.67)

Windows to the front and side elevations, double radiator.

### **Bathroom**

Modern suite comprising wc with concealed cistern, two wall mounted wash hand basins with vanity units, chrome heated towel rail, inset double ended bath, walk in shower cubicle with chrome controls, chrome showerhead, obscured glass windows overlook the front and side elevations, tiled floor and tiled walls.

### **Bedroom Four**

13'10" x 11'11" (4.24 x 3.65)

Window to the front elevation, double radiator, built in wardrobe cupboard.

### **Kitchen/Breakfast Room**

13'4" x 12'6" (4.07 x 3.82 )

Window to the side elevation, modern fitted kitchen comprising a range of base and wall units with reconstituted stone worktops, with no joinery, electric hob with modern brushed stainless steel extractor canopy and light, splashbacks, integrated dishwasher, large pan drawers, integrated oven and grill with microwave combination oven above, gas central heating and domestic hot water boiler.

### **Utility Room**

11'1" x 6'2" (3.40 x 1.88)

With door to the side elevation, plumbing for washing

machine, space for tumble dryer, space for fridge/freezer, granite worktops and wall units.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, tiled walls, tiled floor, obscured glass window to the side elevation.

### **First Floor Landing**

Window to the side westerly elevation, built in linen cupboard.

### **Cloakroom**

WC with low level flush, pedestal mounted wash hand basin, double radiator, obscured glass window to the side elevation, tiled floor, tiled walls.

### **Bedroom One**

13'9" x 13'10" (4.21 x 4.22)

Window to the rear southerly elevation , double radiator, walk-in dressing wardrobe.

### **En-Suite Bathroom**

Comprising pedestal mounted wash hand basin, panelled bath with ornate hand/shower attachment, heated towel rail, Velux window to the side elevation, walk in shower cubicle with electric controls and showerhead, tiled floor, tiled walls.

### **Bedroom Five**

12'1" x 13'0" (3.69 x 3.98)

Door to eaves storage area.

### **Outside**

#### **Front Garden**

Beautifully landscaped with an attractive lawned area, rockery, established well stocked shrub, flower and plant beds, a combination of fencing and hedging to all sides offering privacy and seclusion, extensive off road parking can be found on the bricked paved driveway area, side access.

#### **Rear Garden**

Southerly facing rear garden, outside water tap, patio areas for alfresco dining, the rest of the garden is mainly laid to lawn with shrubs, plants and trees of various kinds, enclosed to all sides with fencing, koi pond, greenhouse, garden shed, outside lighting.

### **Garage**

With up and over door to the front elevation, personal door and window to the rear elevation, power and 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.



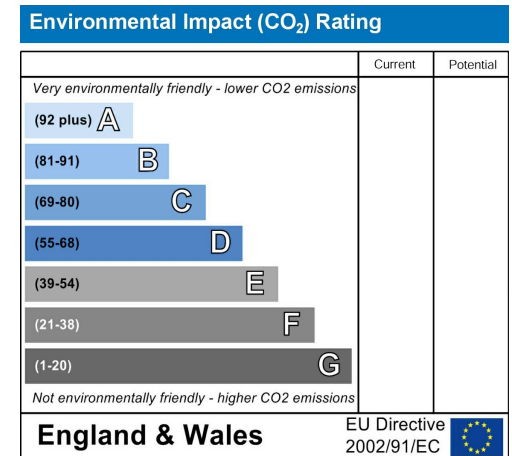
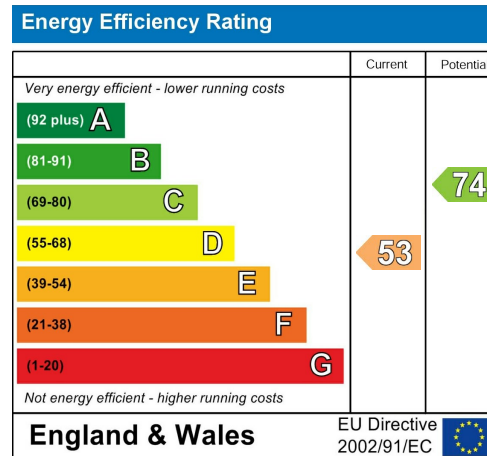
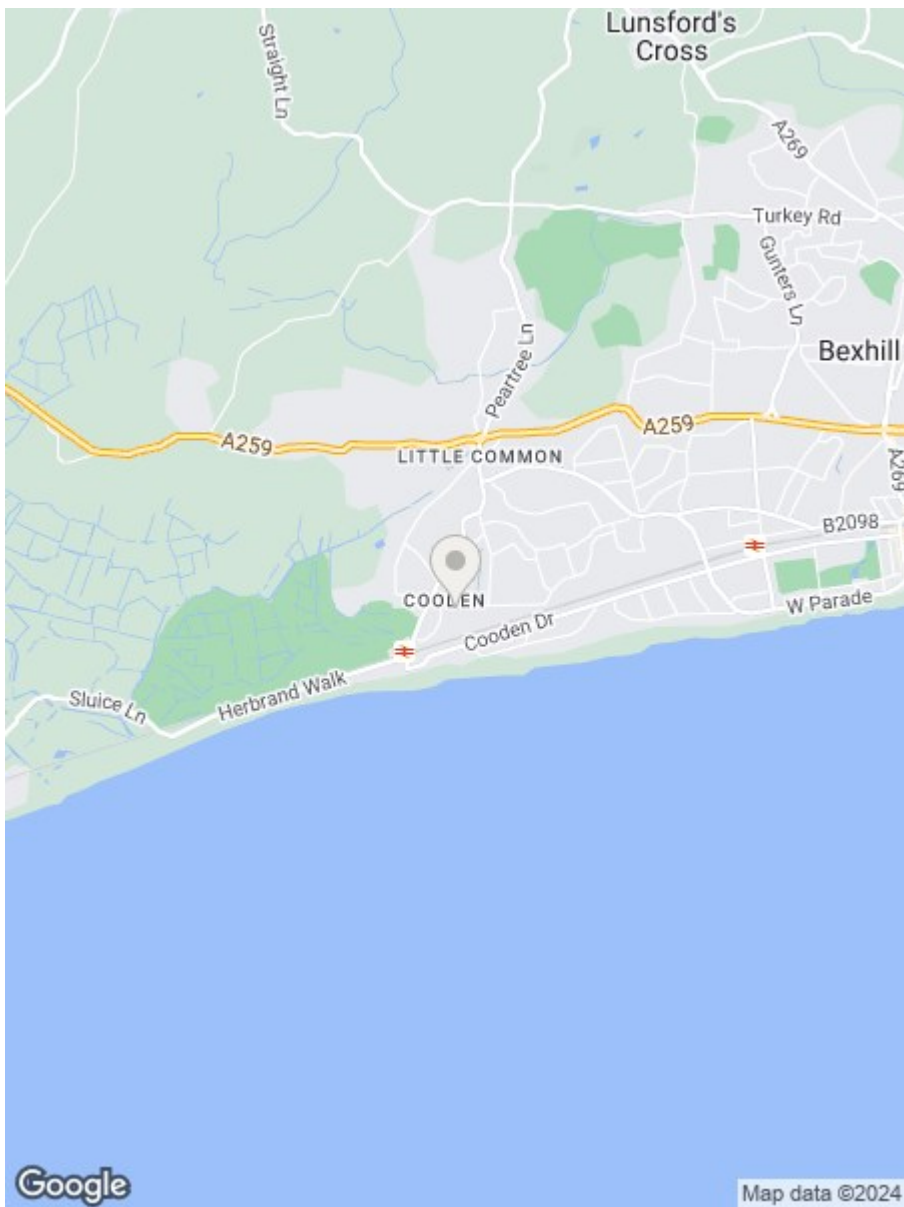
GROUND FLOOR



1ST FLOOR



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



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