

**RUSH  
WITT &  
WILSON**



**17 Magpie Close, Bexhill-On-Sea, East Sussex TN39 4EU  
£549,000**



**A beautifully presented four bedroom detached family house, situated in this highly sought after location of Little Common, Bexhill. Offering bright & spacious accommodation throughout, the property comprises, four double bedrooms, ensuite, living room, dining room, modern fitted kitchen / breakfast room, downstairs w/c, gas central heating system & double glazing throughout. Externally, the property offers off road parking for multiple vehicles, well maintained rear gardens & garage. Viewing comes highly recommended by Rush, Witt & Wilson. Council Tax Band E.**



### **Entrance Hall**

With entrance door, double radiator, stairs leading to first floor, large understairs storage cupboard.

### **Lounge**

17'3" x 10'9" (5.27m x 3.30m )

Double glazed windows to front elevation, double radiator, internal glazed double doors leading to the dining room. Feature fireplace with tiled surround and log burning stove with wood mantel piece. Doors leading through to dining room.

### **Dining Room**

10'10" x 10'7" (3.32m x 3.23m )

Double glazed sliding patio door giving access to the conservatory overlooking rear garden, glazed internal double doors leading back through to the lounge, door leading through to the kitchen, double radiator.

### **Conservatory**

12'7" x 7'7" (3.84m x 2.32m )

Triple aspect double glazed windows to the rear and both sides with a double glazed door giving access onto the rear garden.

### **Kitchen/Breakfast Room**

15'2" x 11'2" (4.64m x 3.42m )

Modern fitted kitchen with range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine, integrated dishwasher, four ring gas hob, built-in electric Hotpoint oven and grill, space for free standing fridge/freezer, tiled splashbacks, extractor canopy, double radiator, breakfast bar, double glazed windows overlooking the rear garden, glass panelled door giving access onto the side.

### **Ground Floor WC**

Obscure double glazed window to side elevation, radiator, low level w.c., floating wash hand basin with hot and cold tap, with tiled splashback.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

14'7" x 11'2" (4.45m x 3.42m )

Double glazed windows overlooking the front elevation, radiator, built-in wardrobe cupboards with fitted shelving hanging space and additional storage above.

### **En-Suite Shower Room**

Modern suite comprising w.c. with low level flush, 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, part tiled walls, radiator, obscure glass window overlooking the front elevation.

### **Bedroom Two**

17'3" x 11'1" (5.28m x 3.38m )

Double glazed window overlooking the front elevation, built-in wardrobes with hanging space, additional shelving above, double radiator. shelving and storage cupboards above.

### **Bedroom Three**

13'6" x 7'10" (4.13m x 2.4m )

Double glazed window to rear elevation overlooking the rear garden, built-in wardrobe with hanging space and additional storage above, radiator.

### **Bedroom Four**

11'1" x 7'6" (3.4m x 2.30m )

Double glazed window to rear elevation, radiator, fitted wardrobe with hanging space and shelving and storage cupboard above.

### **Family Bathroom**

Obscure double glazed window to rear elevation, heated chrome towel rail. Modern suite comprising panel enclosed bath with chrome mixer tap and chrome hand shower attachment, low level w.c. with low level flush, floating wash hand basin with mixer tap. Part tiled walls, chrome heated towel rail, tiled floor.

### **Outside**

#### **Front Garden**

Block paved driveway providing off road parking for multiple vehicles.

### **Garage**

16'2" x 7'4" (4.93m x 2.24m )

Single garage with up and over door, light, power, fitted shelving and modern electric consumer unit.

### **Rear Garden**

Private and secluded westerly facing rear garden with a sun patio with the rest of the garden being mainly laid to lawn with extensive and mature plant, shrub and hedge borders, outside tap, timber framed shed and side access is available.

### **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.



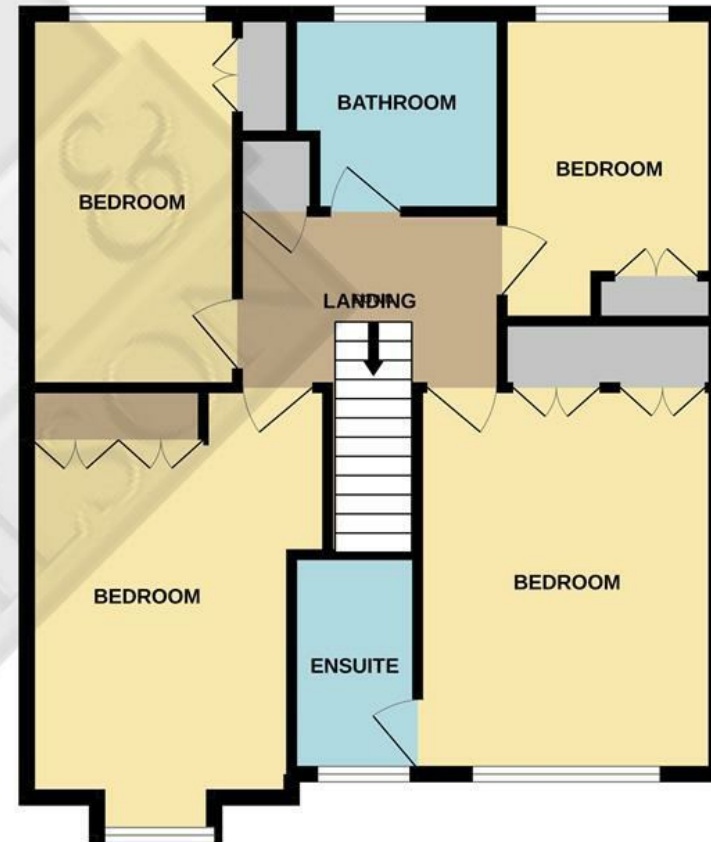




GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



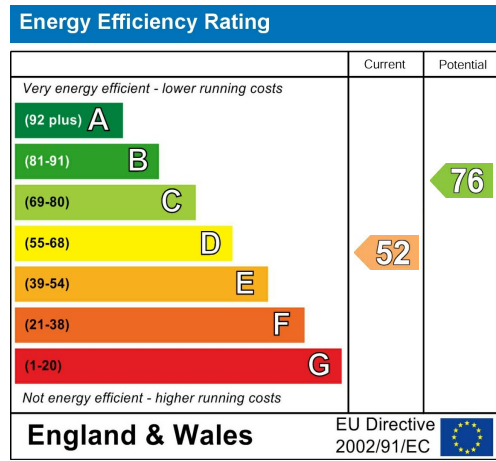
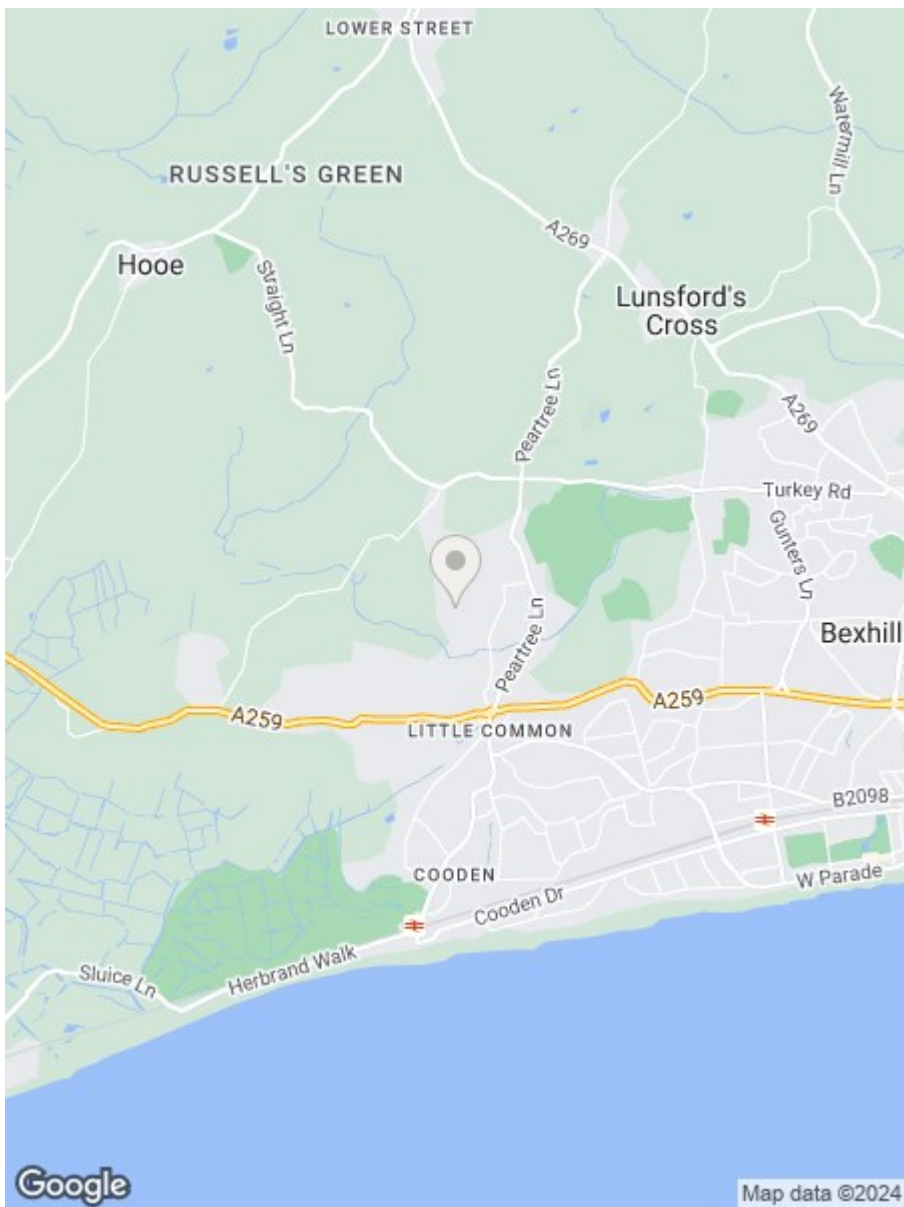
1ST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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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