

**RUSH
WITT &
WILSON**



**13 Shipley Lane, Bexhill-On-Sea, East Sussex TN39 3SR
£489,950**

A beautifully presented, spacious and bright three bedroom detached bungalow, situated in the favoured and highly sought after Cooden location, Bexhill. The property comes with gas central heating system, double glazed windows and doors, conservatory, private front and westerly facing rear garden backing onto woodland vista, off road parking and work shop, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Covered Entrance Porchway

Entrance Hall

With entrance door and obscured glass windows to the front elevation, parquet flooring, access to roof space, double radiator, built in storage cupboard, built in airing cupboard.

Living/Dining Room

21'2 x 11'9 (6.45m x 3.58m)

Windows to the front elevation and patio doors to the rear, double radiator, single radiator, beautiful open fireplace with ornate surround.

Conservatory

12' x 7' (3.66m x 2.13m)

Single glazed construction with sliding doors to the rear garden.

Kitchen

12'7 x 8'1 (3.84m x 2.46m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing space for washing machine, space for cooker, space for fridge/freezer, tiled splashbacks, wall mounted gas central heating and domestic hot water boiler, window to the rear elevation with pleasant views over the rear garden, door leading out to patio area, wood effect flooring.

Bedroom One

14'5 x 12'7 (4.39m x 3.84m)

Window to the front elevation, double radiator, built in wardrobe cupboards, book shelving.

Bedroom Two

10'2 x 11' (3.10m x 3.35m)

Window to the rear elevation, double radiator.

Bedroom Three

9'10 x 7'9 (3.00m x 2.36m)

Double radiator.

Bathroom

Suite comprising panelled bath, wall mounted wash hand basin, wc with low level flush, single radiator, half height wall tiling, tiled floor, obscured glass window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with well kept shrub and flowerbeds, crazy paved pathway leading to side access and front entrance, off road parking available on driveway, outside lighting.

Rear Garden

Westerly facing, mainly laid to lawn, screened with mature trees offering privacy and seclusion, with a whole host of different mature plants and mature shrubbery, outside water tap, patio area for alfresco dining, side access to the front of the property.

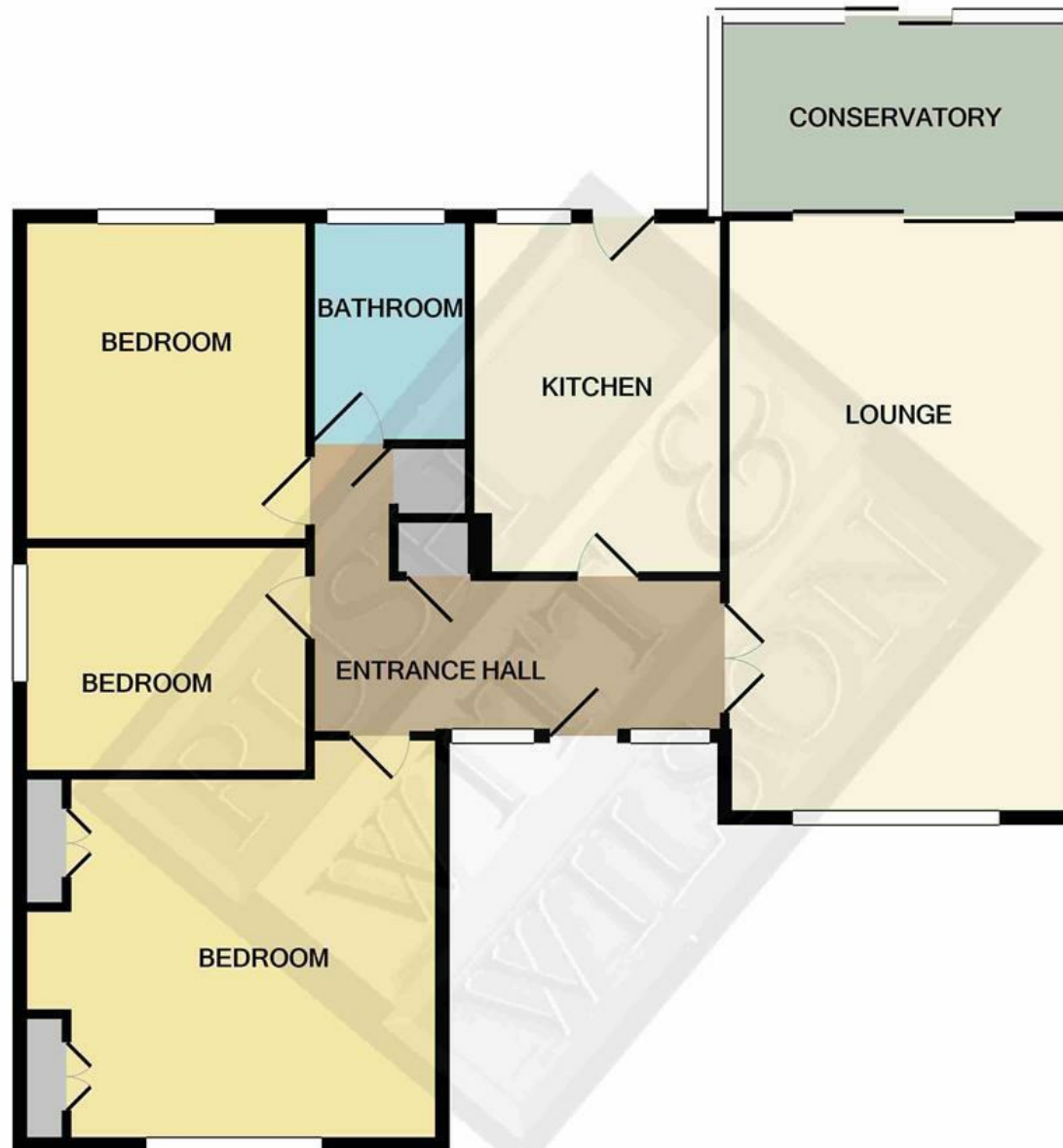
Work Shop

With entrance door, windows to side and rear elevations, power and light, fitted work benches.

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.

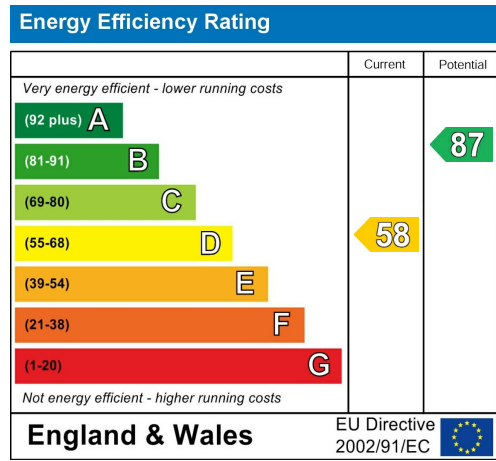
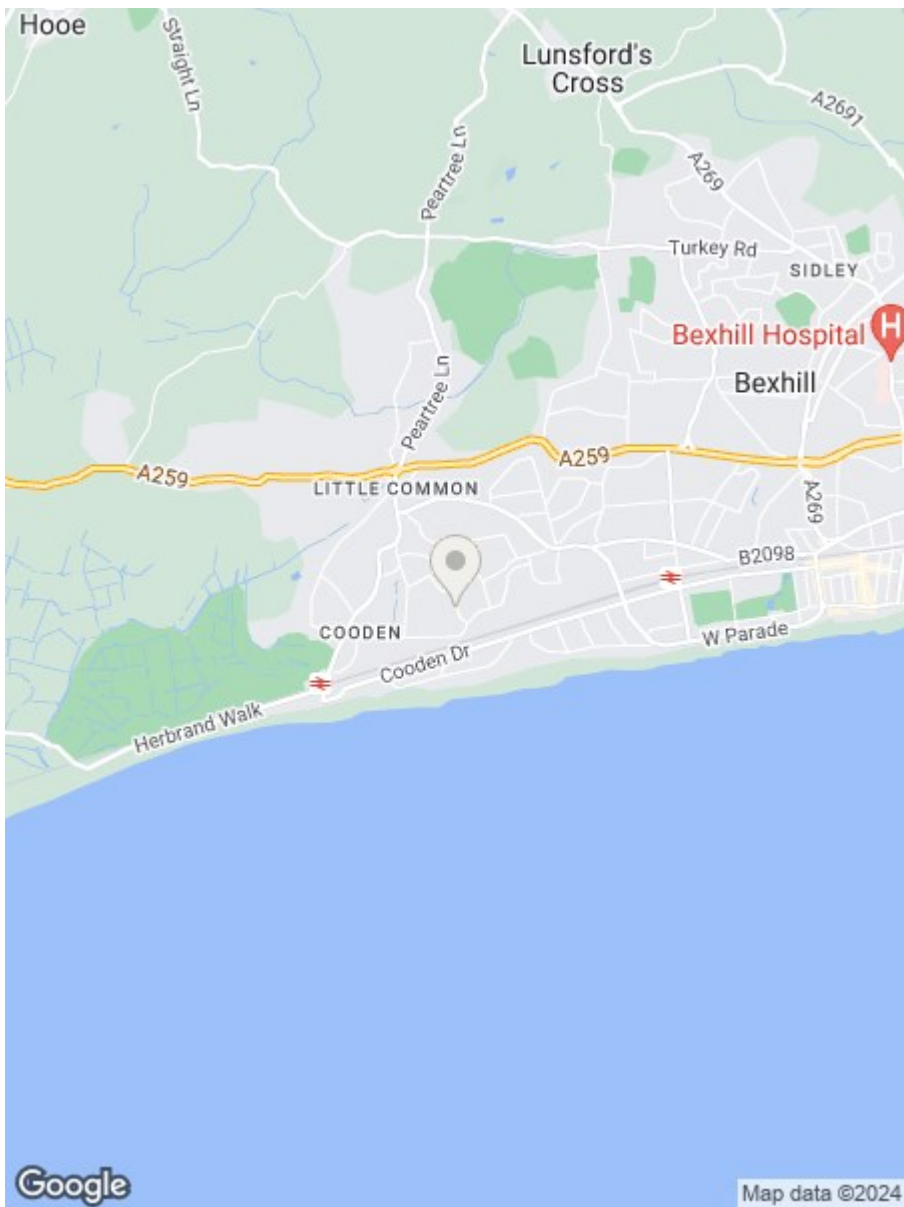




TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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