

**RUSH
WITT &
WILSON**



**46 Downlands Avenue, Bexhill-On-Sea, East Sussex TN39 3PL
Offers In Excess Of £350,000**

A beautiful three bedroom, semi-detached house, situated in the sought after location of Collington Bexhill. Offering bright and spacious accommodation throughout, the property comprises a bay fronted living room, separate dining room, conservatory, modern fitted kitchen, cloakroom to the ground floor. To the first floor there are three bedrooms and a modern fitted bathroom. Other internal benefits include gas central heating to radiators and gas central heating to radiators. Externally the property boasts off road parking for multiple vehicles and a well established rear garden. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Entrance Porch

With entrance door, fitted shelving.

Entrance Hallway

Glass panelled entrance door, stairs leading to first floor, under stairs storage cupboard.

Living Room

12'11" x 11'11" (3.94 x 3.64)

Bay fronted double glazed windows to the front elevation, radiator, feature inset fire with flame log effect fire.

Dining Room

11'0" x 10'7" (3.37 x 3.25)

Double glazed windows to the rear elevation overlooking the rear garden, radiator, built in storage cupboards with built in shelving.

Kitchen

9'10" x 8'8" (3.00 x 2.66)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for freestanding cooker, space for washing machine, double glazed windows to the side elevation, gas central heating and domestic hot water boiler.

Conservatory

10'7" x 9'3" (3.23 x 2.84)

With windows to the side and rear elevations, double radiator, tiled floor.

Downstairs Cloakroom

Suite comprising wc with low level flush, floating wash hand basin with mixer tap, radiator, obscured glass panelled window to the side elevation.

First Floor Landing

Window to the side elevation, access to loft space via loft hatch.

Bedroom One

12'2" x 11'1" (3.72 x 3.40)

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

Bedroom Two

11'4" x 9'10" (3.47 x 3.00)

Double glazed windows to the rear elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

Bedroom Three

8'10" x 6'6" (2.71 x 2.00)

Double glazed window to the rear elevation, radiator.

Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome hot and cold tap, wall mounted shower controls, chrome shower attachment and chrome showerhead, chrome heated towel rail, tiled walls, obscured double glazed windows to the front elevation.

Outside**Front Garden**

Resin driveway providing off road parking for multiple vehicles.

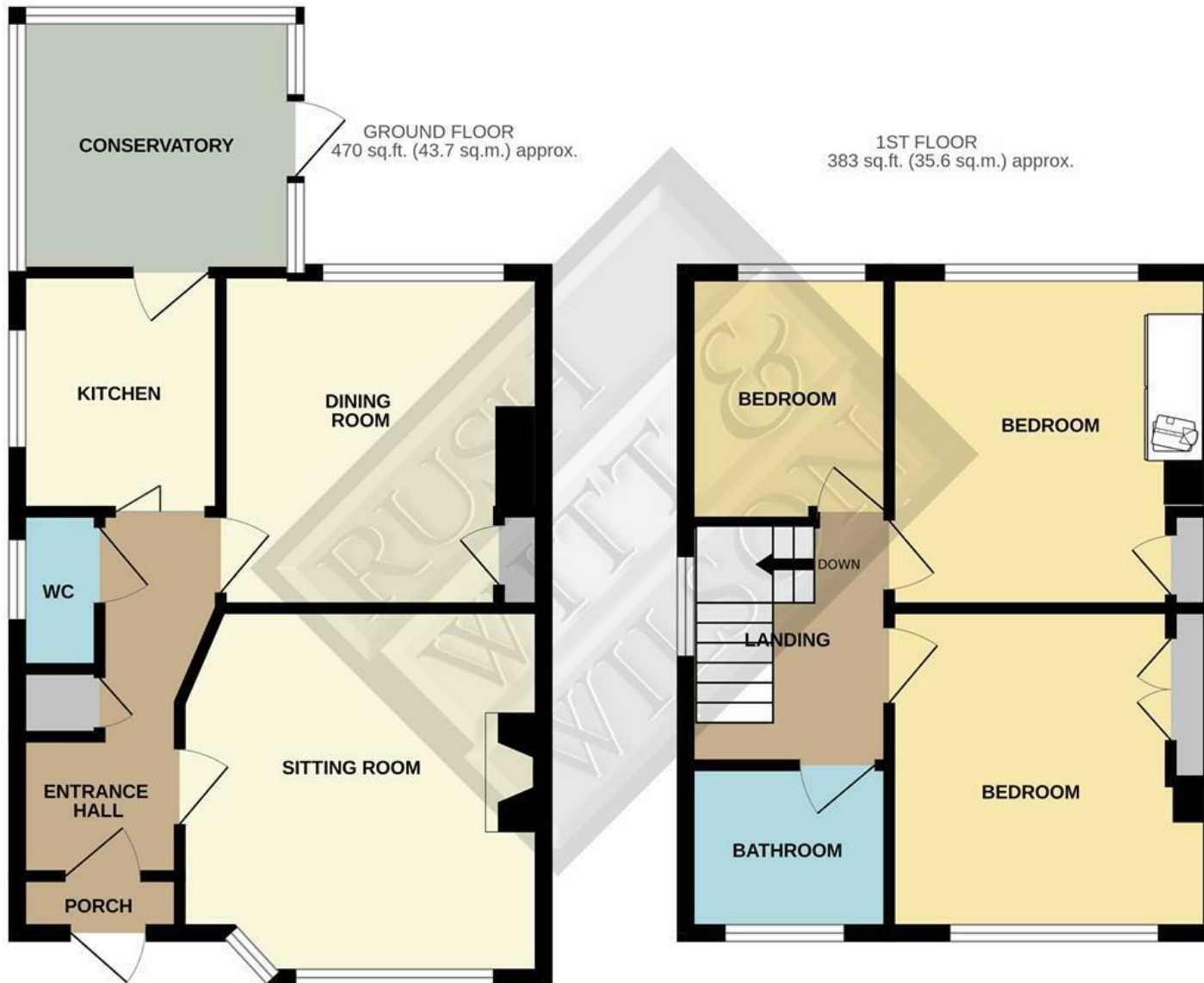
Rear Garden

Mainly laid to lawn with newly laid patio areas suitable for alfresco dining, well established with shrubs and trees of various kinds, fenced and enclosed to all sides, side access is available, timber framed shed.

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.



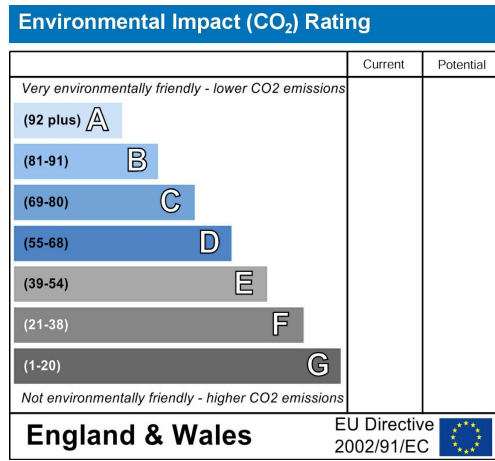
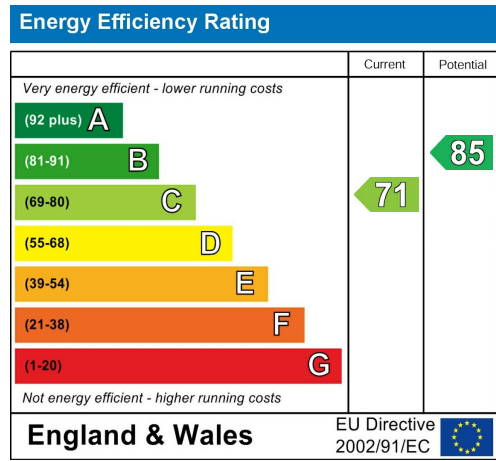
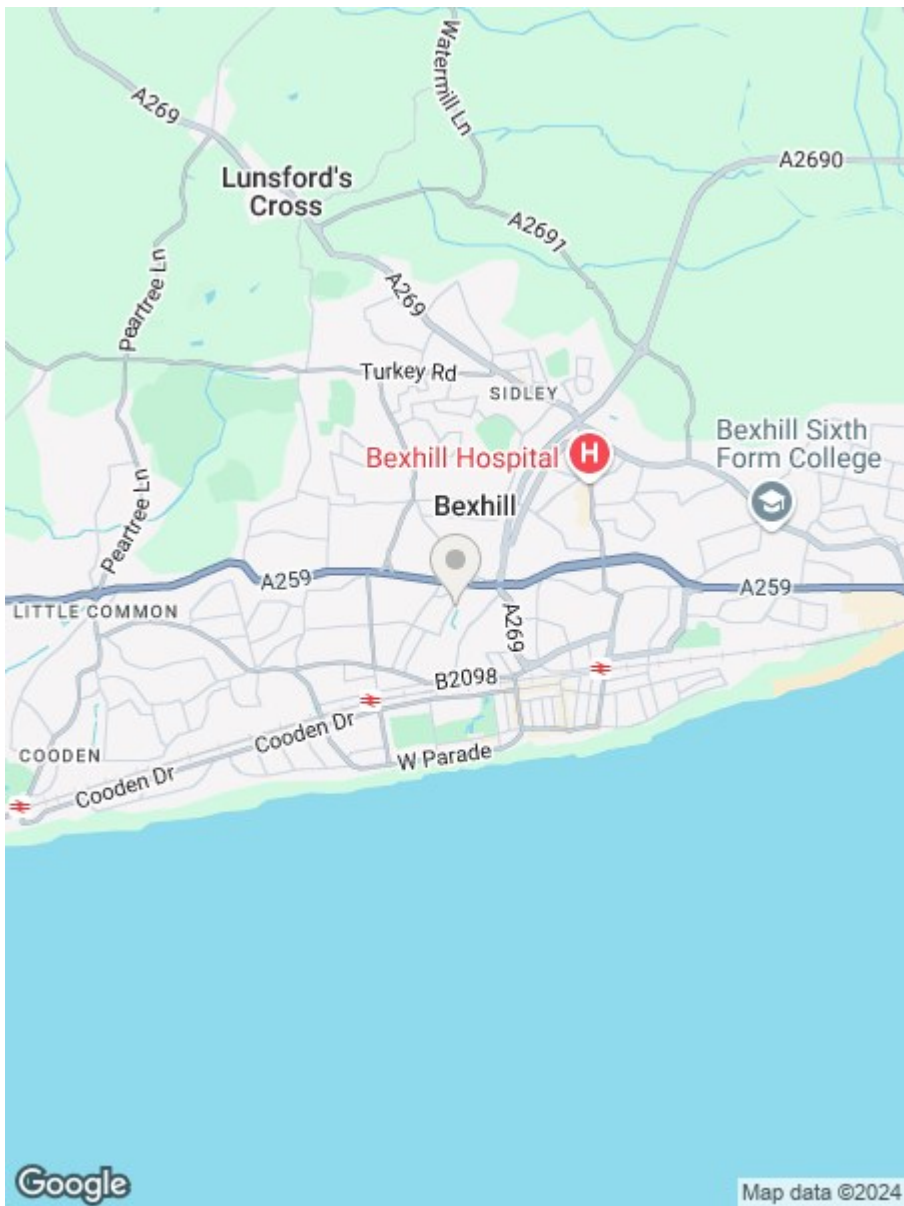


GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.

TOTAL FLOOR AREA : 853 sq.ft. (79.3 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.
Made with Metropix ©2024



**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