

**RUSH
WITT &
WILSON**



**43 Downlands Close, Bexhill-On-Sea, East Sussex TN39 3PP
£399,950**

A bright and spacious three/four bedroom detached house, situated in this sought after and convenient location of Collington Bexhill, comprising bay fronted living room, fitted kitchen, separate dining room and cloakroom all to the ground floor. To the first floor there are three bedrooms and a fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally the property boasts private front and rear gardens, with parking to the side of the property. NO ONWARD CHAIN. Viewing comes highly recommended by RWW Bexhill, sole agents. Council Tax Band C.



Entrance Porch

With obscured glass entrance door.

Entrance Hall

With entrance door, radiator, stairs leading to first floor, under stairs storage cupboard.

Living Room

12'6" x 11'11" (3.83 x 3.65)

Double glazed bay windows overlooking the front elevation, three radiators, feature fireplace with tiled surround.

Dining Room

11'6" x 10'11" (3.53 x 3.35)

Double glazed sliding doors to the rear elevation overlooking the rear garden, radiator, gas central heating and domestic hot water boiler.

Kitchen

8'5" x 6'9" (2.58 x 2.07)

Fitted kitchen comprising matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for dishwasher, space for under counter fridge/freezer, space for cooker, tiled splashbacks, double glazed windows to the side elevation with glass panelled door giving access onto the conservatory.

Conservatory

8'5" x 7'5" (2.58 x 2.27)

Windows to the side and rear elevations, double glazed glass panelled door giving access onto the rear garden.

Downstairs Cloakroom

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, obscured double glazed window to the side elevation.

First Floor Landing

Access to roof space, double glazed windows to the side elevation.

Bedroom One

13'1" x 11'1" (4.00 x 3.38)

Double glazed windows overlooking the front elevation, radiator.

Bedroom Two

11'9" x 11'1" (3.60 x 3.40)

Double glazed windows overlooking the rear elevation, radiator, built in wardrobe cupboards with sliding doors and fitted shelving.

Bedroom Three

7'10" x 6'6" (2.40 x 1.99)

Double glazed windows to the rear elevation, radiator.

Shower Room

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with wall mounted shower controls, hand/shower attachment and showerhead, part tiled walls, radiator, obscured double glazed windows to the front elevation.

Outside**Front Garden**

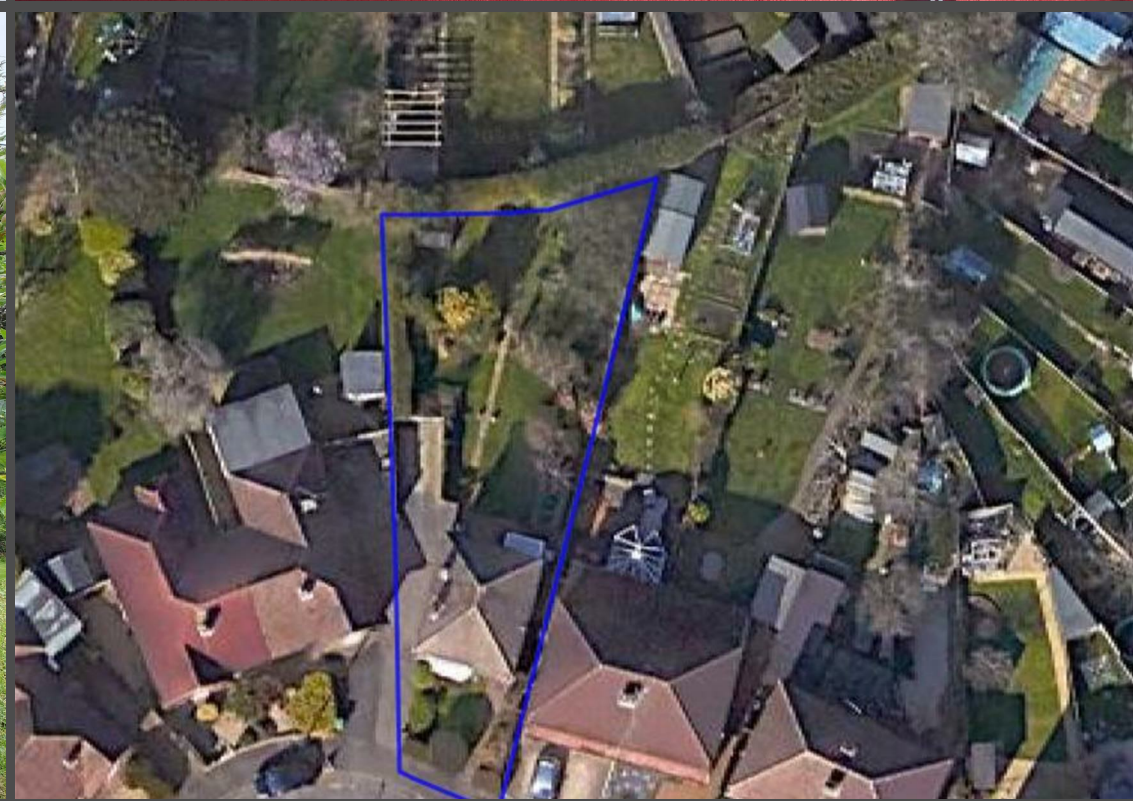
To the side of the property there is ample parking for multiple vehicles with gated access to the rear garden.

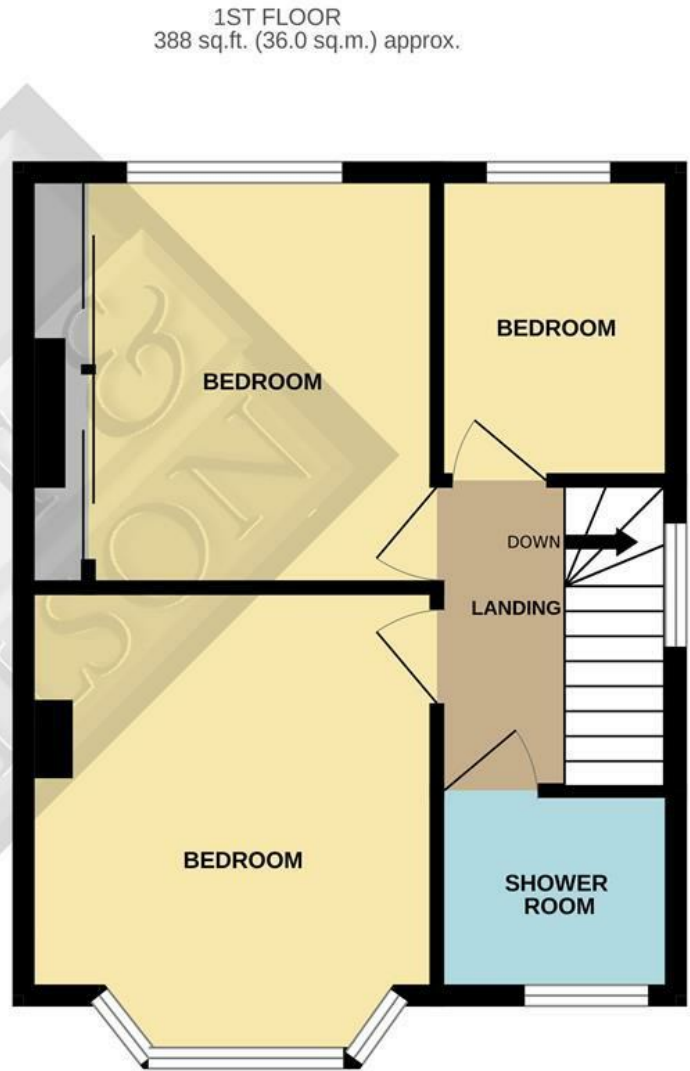
Rear Garden

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

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.

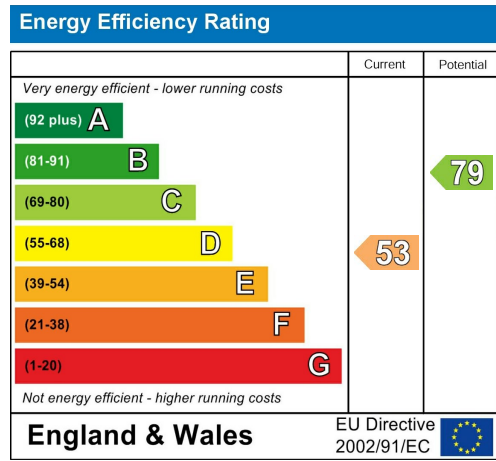
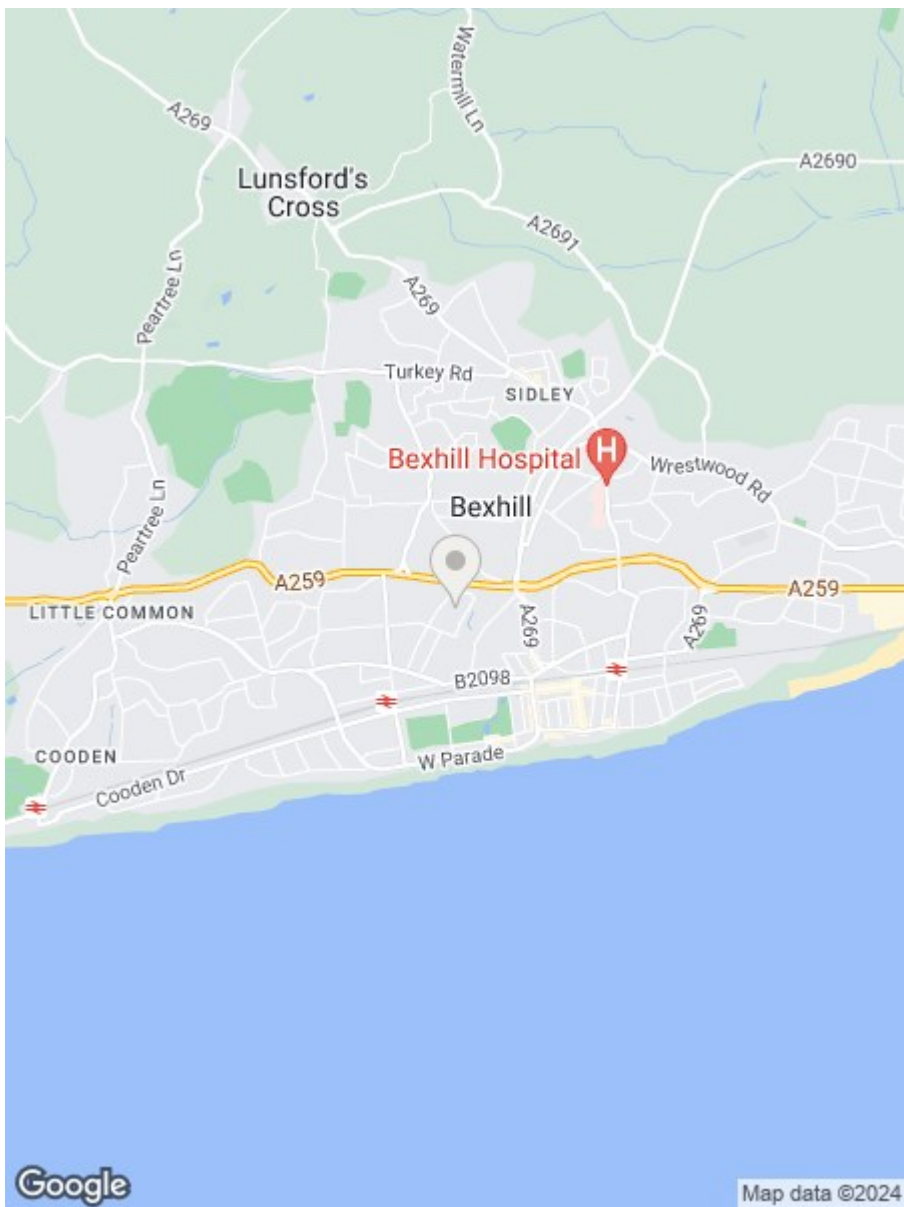




TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

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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