

**RUSH  
WITT &  
WILSON**



**4 Salvington Crescent, Bexhill-On-Sea, East Sussex TN39 3NP  
£599,000**

**A beautifully well presented three/four bedroom detached house, situated in the sought after leafy location of Collington, Bexhill. Offering bright and spacious accommodation throughout the property comprises large dual aspect living room, modern fitted kitchen/breakfast room, separate dining room, double bedroom and shower room all to the ground floor. To the first floor there are a further Two double bedrooms and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property offers beautifully established and maintained front and rear gardens, off road parking for multiple vehicles and a garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



### **Entrance Hallway**

With obscured glass panelled entrance door, stairs leading to the first floor, double radiator, under stairs storage cupboard with hanging space, additional storage cupboard with fitted shelving.

### **Living Room**

23'7" x 12'6" (7.19 x 3.82)

Dual aspect with windows to the rear and side elevations, three double radiators, feature fireplace with stone surround.

### **Kitchen**

15'1" x 11'9" (4.62 x 3.60)

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, integrated electric oven, four ring electric hob with extractor canopy above, integrated fridge and freezer, space and plumbing for dishwasher and washing machine, tiled splashbacks, obscured double glazed windows to the side elevation, obscured glass panelled door giving access onto the side, double doors leading to dining room.

### **Dining Room**

13'8" x 11'5" (4.17 x 3.49)

Double glazed windows to the front elevation, double radiator.

### **Bedroom Three**

13'10" x 11'6" (4.22 x 3.52)

Double glazed windows to the front elevation, double radiator.

### **Downstairs Shower Room**

Suite comprising wc with low level flush, floating wash hand basin with mixer tap, walk in shower with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, glass shower screen, chrome heated towel rail, tiled walls, obscured double glazed windows to the side elevation.

### **First Floor Landing**

With access to loft space via loft hatch.

### **Bedroom One**

18'11" x 13'5" (5.79 x 4.10)

Double glazed windows to the front elevation, fitted bedroom furniture comprising wardrobes with hanging space and shelving, radiator.

### **Bedroom Two**

13'6" x 12'11" (4.12 x 3.95)

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

### **Bathroom**

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

### **Outside**

#### **Front Garden**

Driveway providing off road parking for multiple vehicles.

#### **Garage**

With up and over door.

#### **Rear Garden**

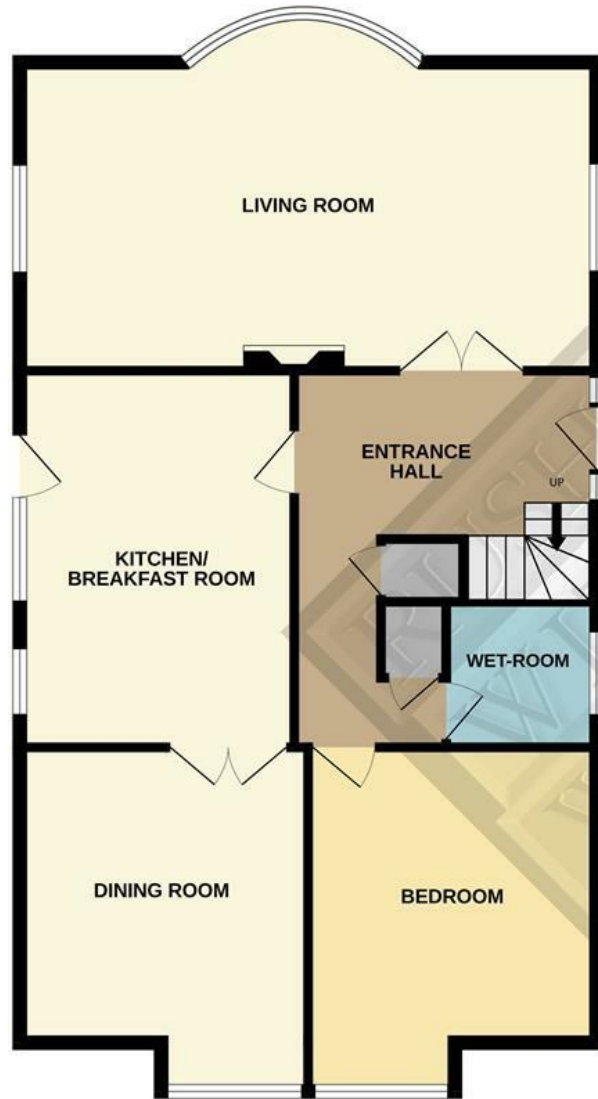
Mainly laid to lawn with various patio areas for alfresco dining, well established with trees and shrubs of various kinds, raised flowerbeds, enclosed to all sides with gated side access.

#### **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  
950 sq.ft. (88.3 sq.m.) approx.

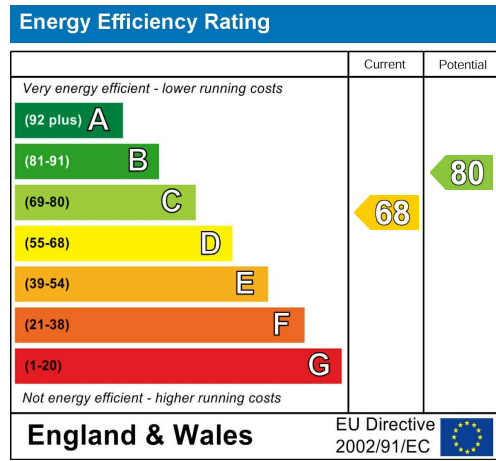
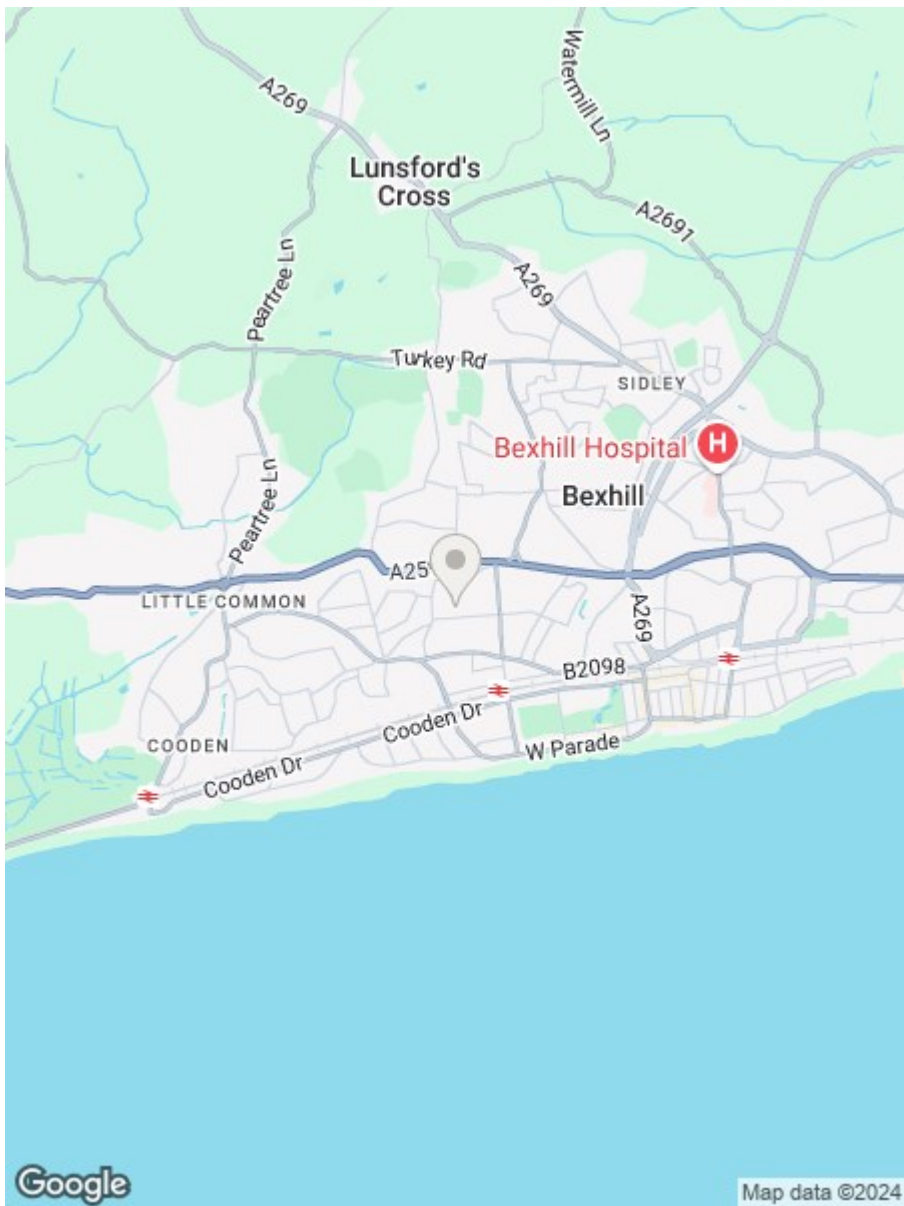


1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 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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