

**RUSH  
WITT &  
WILSON**



**15 Fox Hill, Bexhill-On-Sea, East Sussex TN39 4LZ**  
**£415,000**



**A well presented three bedroom detached family house, situated in a popular residential location. Offering bright and spacious accommodation throughout the property comprises living room, separate dining room, fitted kitchen, downstairs cloakroom, three double bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, garage, private front and well maintained rear garden that backs onto the beautiful Broad oak Park. viewing comes highly recommended by RWW Sole Agents. Council Tax Band E.**



**Entrance Hallway**

Obscured glass panelled entrance door, stairs leading to the first floor, radiator, under stairs storage cupboard.

**Living Room**

13'1" x 12'7" (4.00 x 3.84)

Double glazed windows to the front elevation, radiator, double door leads to the dining room.

**Kitchen/Breakfast Room**

11'10" x 9'10" (3.63 x 3.00)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, double glazed windows to the rear elevation overlooking the rear garden and with stunning views across Broadoak Park, obscured glass panelled door and window to the side elevation, double radiator.

**Utility Room**

6'6" x 6'6" (2.00 x 2.00)

Wall and base level units, sink with drainer and hot and cold tap, obscured double glazed window to the side elevation, space and plumbing for washing machine.

**Dining Room**

10'10" x 9'8" (3.31 x 2.96)

Glass panelled sliding door giving access onto the rear garden with stunning views across Broad Oak Park, radiator.

**First Floor Landing**

Window to the front elevation, radiator.

**Bedroom One**

13'1" x 12'8" (4.00 x 3.87)

Double glazed windows to the rear elevation with stunning views across Broad Oak Park, radiator, built in wardrobe cupboards with hanging space and shelving.

**Bedroom Two**

12'8" x 10'4" (3.88 x 3.16)

Double glazed windows to the front elevation, radiator, bespoke bedroom furniture comprising wardrobes, overbed cupboards and bedside tables.

**Bedroom Three**

9'9" x 9'4" (2.98 x 2.86)

Double glazed windows to the rear elevation with stunning views across Broad Oak Park, radiator, built in storage cupboard with slatted shelving.

**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 attachment and showerhead, obscured double glazed window to the rear elevation, radiator, tiled walls.

**Outside**

**Front Garden**

Area of lawn, blocked paved driveway providing off road parking for multiple vehicles.

**Garage**

**Rear Garden**

Raised patio suitable for alfresco dining, the rest of the garden is mainly laid to lawn, enclosed to all sides with shrubbery and fencing, side access is available. Backing onto the beautiful Broad Oak Park with beautiful views across countryside.

**Agents Note**

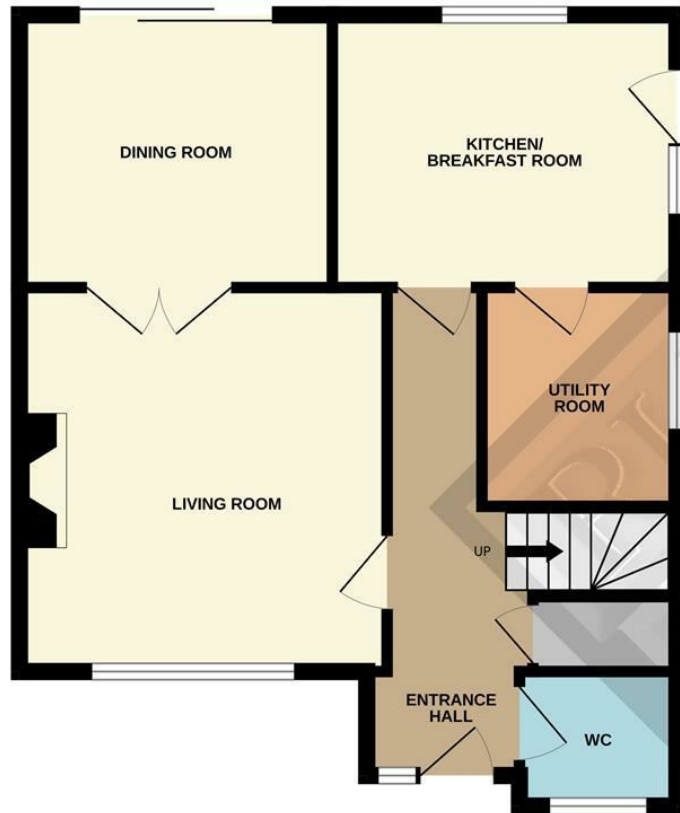
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







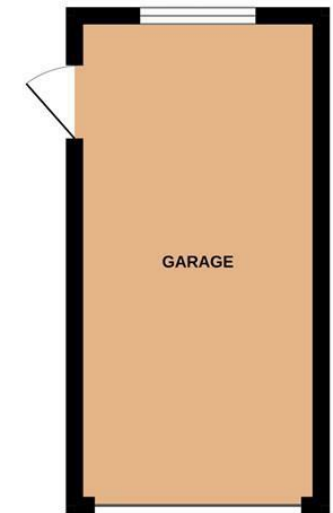
GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



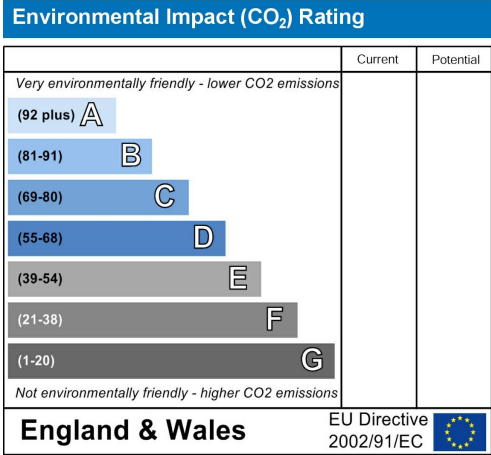
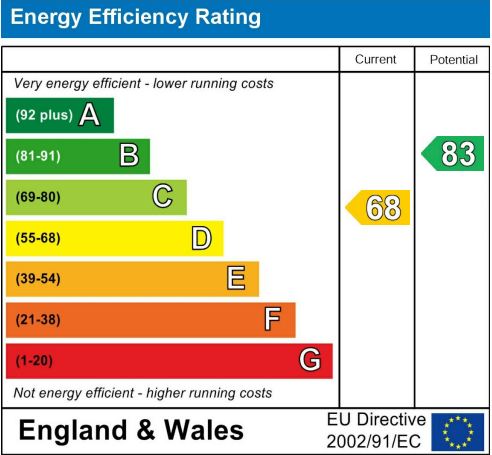
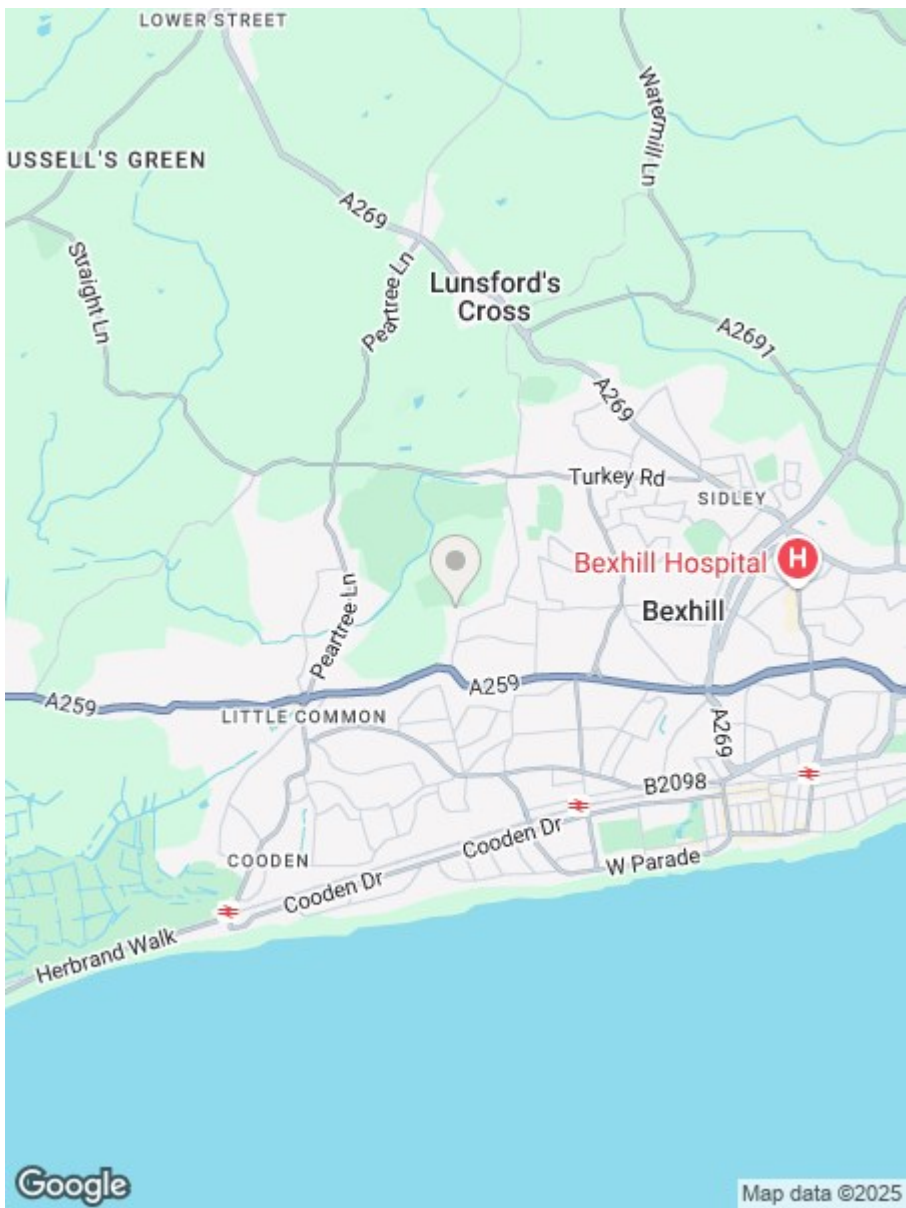
GARAGE  
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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