

**RUSH
WITT &
WILSON**



20 Willow Drive, Bexhill-On-Sea, East Sussex TN39 4PX
£499,950

A beautifully presented two bedroom detached bungalow situated in this highly sought after residential location in Little Common, Bexhill. Set within close proximity to Little Common village with its wide range of amenities. Offering bright and spacious accommodation throughout the property comprises, two double bedrooms with the main benefiting from an en-suite, separate family bathroom, living room, modern kitchen/breakfast room and conservatory. 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 and private front and rear gardens, viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Hallway

With obscure glass entrance door, radiator, storage cupboard, access to roof space via loft hatch.

Living Room

16'4" x 9'10" (5m x 3m)

Double glazed glass panelled French doors giving access and overlooking the rear garden, radiator, additional window to the side.

Bedroom One

14'9" x 12'4" (4.52m x 3.76m)

Double glazed bay window to the front elevation, radiator, built-in wardrobe cupboards with mirrored sliding doors, hanging space and shelving.

En-Suite

Modern suite comprising w.c. with low level flush, pedestal mounted wash hand basin with mixer tap, large walk-in shower cubicle with chrome controls and additional chrome hand shower attachment with a rain effect chrome shower head, heated towel rail, obscure double glazed window to the side elevation, tiled walls and tiled flooring.

Bedroom Two

14'7" x 9'10" (4.47m x 3m)

Dual aspect with windows to the side and front elevation, radiator, built-in wardrobe cupboards.

Kitchen/Breakfast Room

14'0" x 11'9" (4.28m x 3.59m)

Modern fitted kitchen with a range of matching wall and base level units and straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, space for Rangemaster cooker, extractor canopy above, space and plumbing for washing machine and tumble dryer, integrated dishwasher, tiled splashbacks and window to the side elevation. Integrated fridge and freezer and wine rack. Opening to a lean-to conservatory.

Conservatory

10'11" x 9'5" (3.34m x 2.88m)

Double glazed glass panelled French doors giving access onto the rear garden, windows to all elevations, electric radiator, tiled flooring, uPVC construction.

Family Bathroom

Modern suite comprising w.c. with low level flush, pedestal mounted wash hand basin with mixer tap, panelled pea shaped bath with chrome controls with additional chrome wall mounted shower controls, chrome shower head, chrome heated towel rail, tiled walls and tiled floor, obscure double glazed windows to the side elevation.

Outside

Front Of Property

Block paved driveway providing off road parking for multiple vehicles and an area of front lawn.

Rear Garden

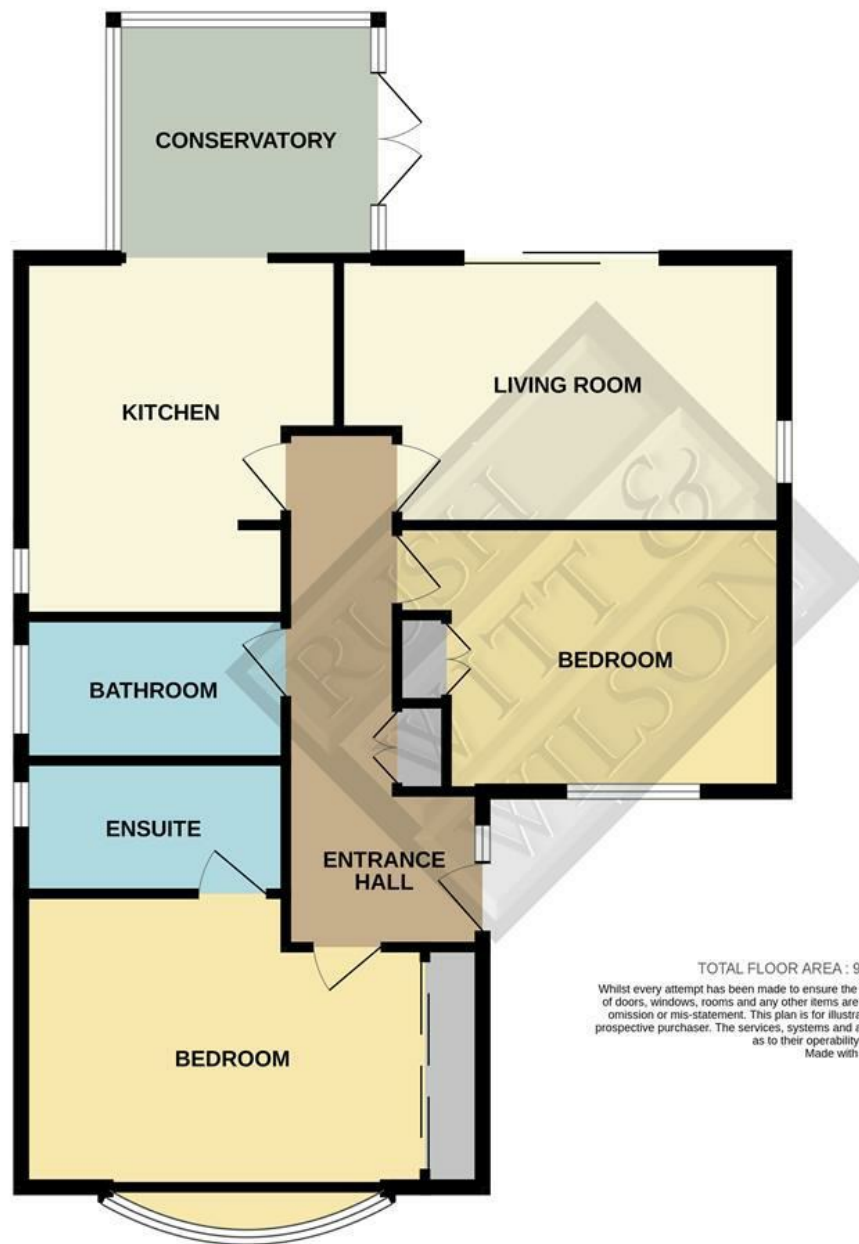
Mainly laid to lawn, separated into two parts with beautiful arch in the second part, garden comes mainly laid to lawn, well established with various plants, shrubs and trees. The garden is enclosed to all sides with patio area suitable for alfresco dining, timber framed shed.

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.

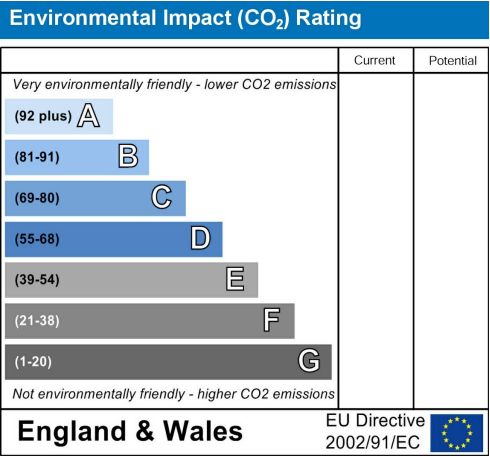
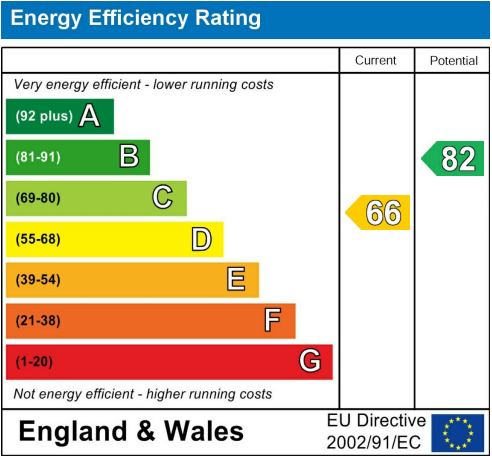
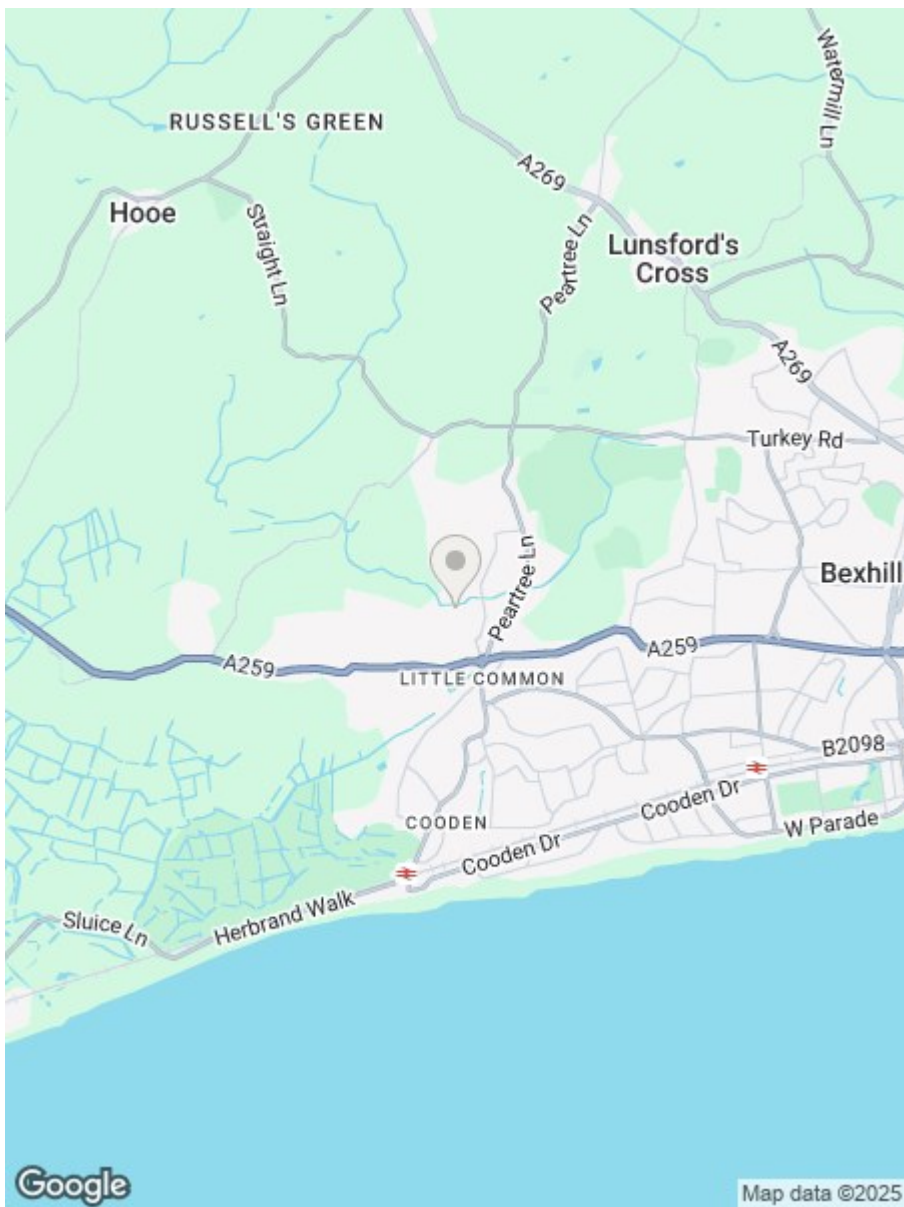


GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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