

**RUSH  
WITT &  
WILSON**



**4 Pages Avenue, Bexhill-On-Sea, East Sussex TN39 3AP  
Offers In The Region Of £750,000**



**A beautiful three bedroom detached chalet style house, situated just off the stunning Bexhill Seafront, beautiful extensive private gardens, two large reception rooms, gas central heating system, double glazed windows and doors, modern kitchen/ breakfast room, refurbished by the current vendors, ground floor bedroom and bathroom, two bedrooms first floor bedrooms, large single garage and extensive off road parking, viewing highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance Hall**

Single radiator, under stairs cloaks cupboard.

**Living Room**

20'7 x 14 (6.27m x 4.27m)

Windows to front, rear and side elevations, dual fuel wood burning stove set into brick fireplace and oak bressummer, double radiator, single radiator, French doors leading out to rear garden.

**Dining Room**

12'1 x 10'9 (3.68m x 3.28m)

Window to rear elevation, double radiator.

**Kitchen/ Breakfast Room**

12'4 x 10'9 (3.76m x 3.28m)

Fitted kitchen comprising a range of matching base and wall units with laminate straight edged work tops, integrated washing machine and tumble dryer, integrated washing machine, windows to side and rear elevations with side door, twin drainer stainless steel sink unit, electric hob and double oven and grill, recently installed new gas central heating boiler, built-in cupboards, sideways passage which is covered with storage rooms, double radiator.

**Bedroom One**

15'9 x 12'4 (4.80m x 3.76m)

Window to front elevation, double radiator, wood flooring.

**Bathroom**

W.C. with low level flush, pedestal wash hand basin, double radiator, partly tiled walls enclosed shower cubicle, stylish tiling to the walls, window to side elevation. airing cupboard.

**First Floor Landing**

Access to roof space, built-in storage cupboards, door to eaves, window to front elevation.

**Bedroom Two**

10'9 x 10'5 (3.28m x 3.18m)

Window to rear elevation, double radiator, pedestal wash hand basin, tiled splash back, built-in wardrobe cupboard.

**Bedroom Three**

12'6 x 12'5 (3.81m x 3.78m)

Window to front elevation, double radiator, built-in wardrobe cupboards.

**Cloakroom**

W.C. with low level flush, pedestal wash hand basin, partly tiled walls, obscured window to side elevation.

**Side Lobby**

Pantry and additional storage cupboard, door through to garage.

**Outside**

**Potting Garden Room**

Window to rear elevation and door to side.

**Front Garden**

Mainly laid to lawn with pathway to front entrance and long driveway, well stocked shrub and flower beds, all enclosed with fencing.

**Rear Garden**

Stunning Westerly facing garden, mainly laid to lawn with patio areas for alfresco dining, well stocked shrub and flower beds, outside water tap, allotment area, all enclosed by fencing.

**Garage**

Single garage with vaulted ceiling, power and light, window to rear with folding doors.

**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.



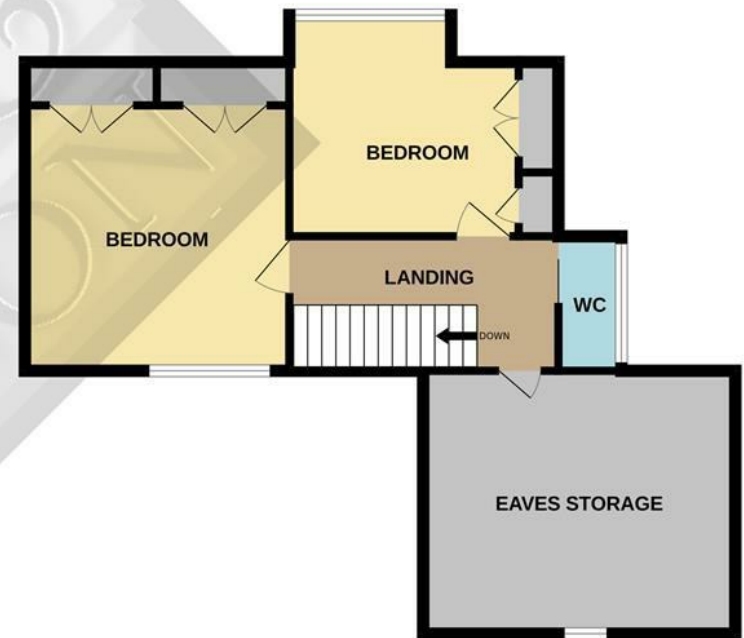




GROUND FLOOR  
1280 sq.ft. (118.9 sq.m.) approx.

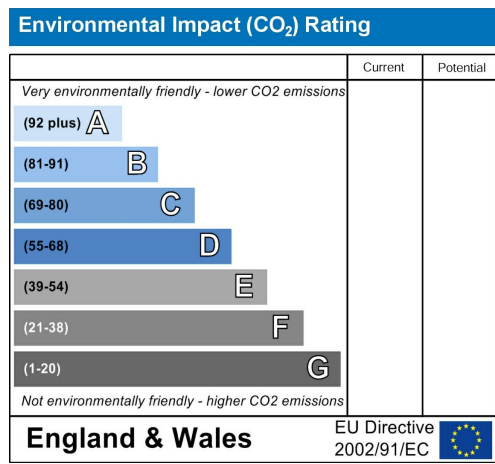
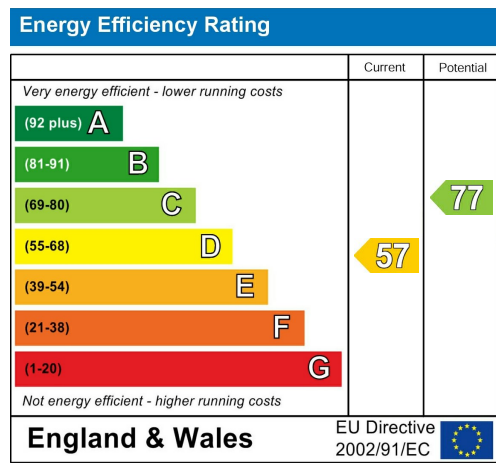
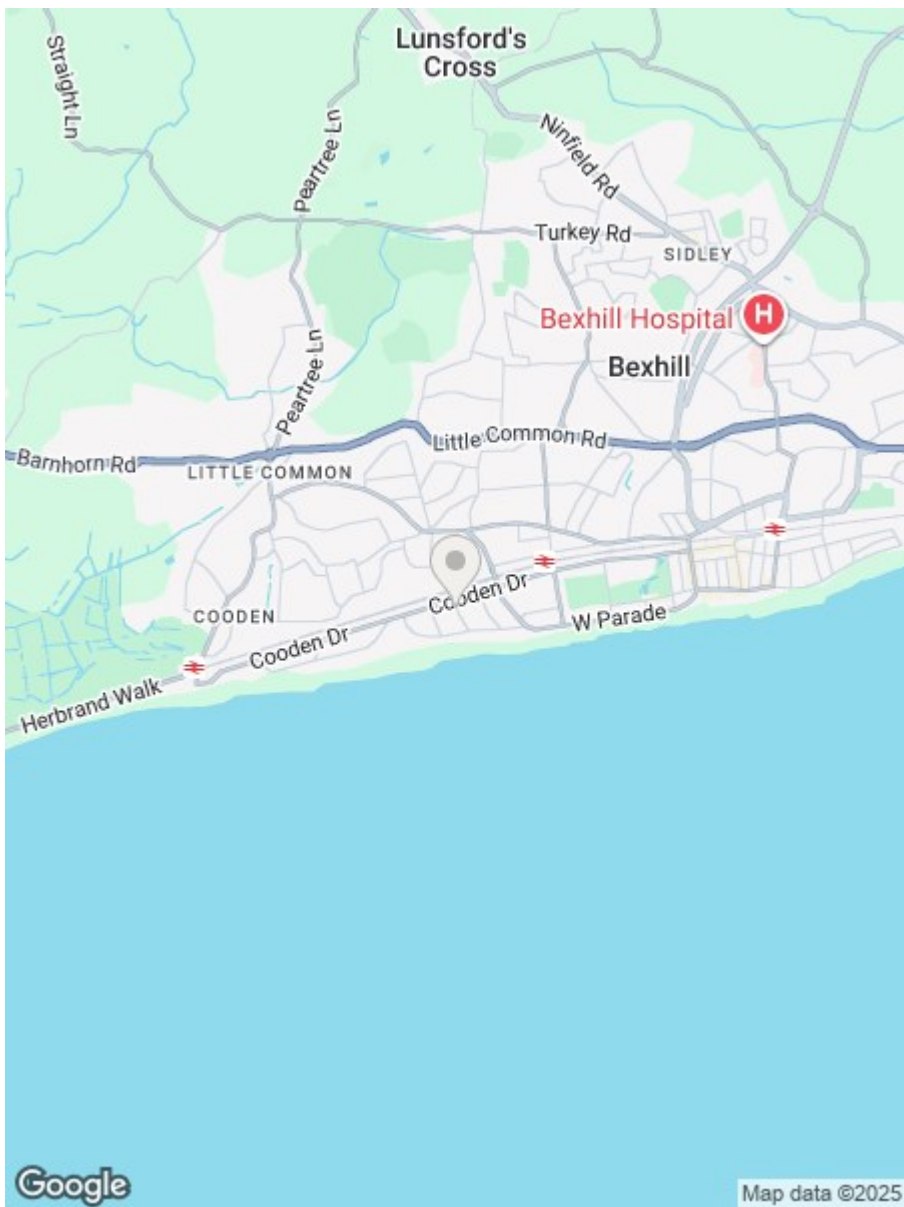


1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1868 sq.ft. (173.6 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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