

**RUSH
WITT &
WILSON**



18 The Shrublands, Bexhill-On-Sea, East Sussex TN39 3SJ
£495,000 Freehold

A beautifully presented four bedroom detached family home situated in a sought after residential location of Cooden, Bexhill. Offering bright and spacious accommodation throughout, the property comprises large dual aspect bay fronted living/dining room, modern fitted kitchen, large entrance hallway, downstairs cloakroom, four bedrooms and family bathroom suite. Externally the property boasts front and rear gardens, off road parking and a garage. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Viewings come highly recommended by Rush Witt & Wilson, Bexhill.



Entrance Hallway

Entrance door, stairs rising to the first floor, understairs storage cupboard, radiator, doors off to the following:

Living/Dining Room

26'2 x 12'2 (7.98m x 3.71m)

Dual aspect via double glazed bay window to the front elevation, double glazed French doors with views and access onto the rear garden, double radiator, additional roll top radiator.

Kitchen

12'8 x 8'9 (3.86m x 2.67m)

Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, integral dishwasher, integral washing machine, integral electric oven with four ring electric hob and extractor canopy above, space for freestanding fridge and freezer, tiled splash backs, wine cooler, integral microwave, double glazed window overlooking the rear garden, obscure glass panelled door with access to the side elevation.

Cloakroom/WC

Suite comprising low level wc, vanity unit with wash hand basin and mixer tap, heated towel rail, tiled walls, tiled flooring, window to the side elevation.

First Floor

Landing

Window to the side elevation, access to loft space, doors off to the following:

Bedroom One

14'6 x 10'11 (4.42m x 3.33m)

Double glazed bay window to the front elevation, radiator.

Bedroom Two

10'11 x 9'2 (3.33m x 2.79m)

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

Bedroom Three

12'4 x 7'0 (3.76m x 2.13m)

Double glazed window to the front elevation, radiator.

Bedroom Four

9'2 x 8'3 (2.79m x 2.51m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

A modern suite comprising low level wc, vanity unity with wash hand basin and mixer tap, panel enclosed bath with chrome mixer tap, additional chrome shower controls, chrome shower attachment and additional chrome rain effect showerhead, chrome heated towel rail, tiled flooring, tiled walls, double glazed window to the rear elevation.

Outside

Front Garden

Block paved driveway providing off road parking for multiple vehicles, area of pebbles.

Rear Garden

Mainly laid to lawn with decking areas suitable for alfresco dining and entertaining, comes enclosed to all sides with fencing, additional shrubbery borders, side access is available.

Garage

Double opening doors to front, rear access door.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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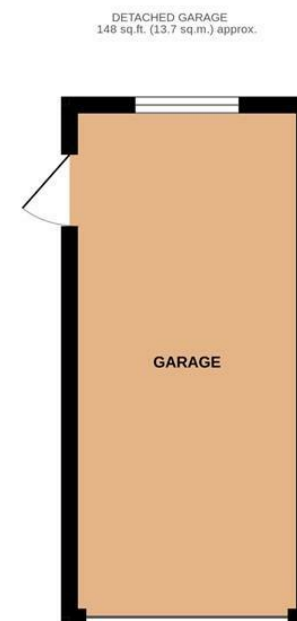
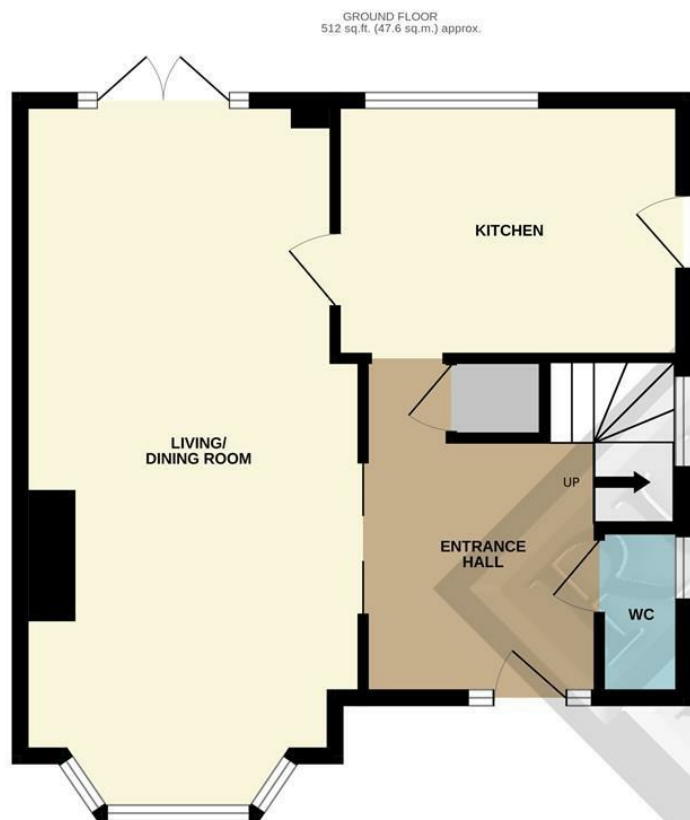
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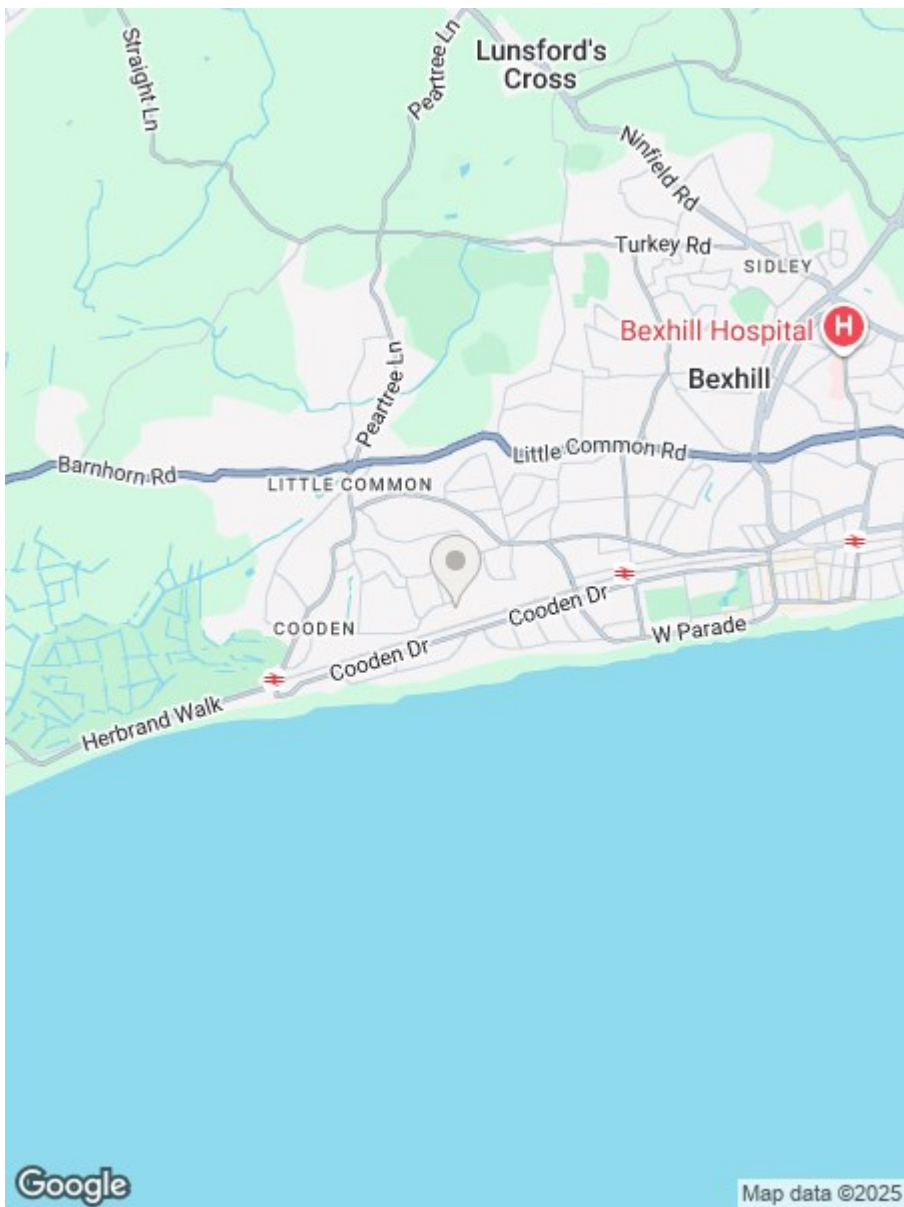




TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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