

RUSH
WITT &
WILSON



3 Fox Hill, Bexhill-On-Sea, East Sussex TN39 4LZ
£425,000 Freehold

Beautifully presented detached bungalow with accommodation comprising two double bedrooms, living room with fireplace, modern fitted kitchen and a shower room. Other benefits include gas central heating system, double glazed windows and doors. Externally the property has off road parking to the front and a garage. There is an area of garden to the front and south facing gardens to the rear. The property is presented to an exceptional standard by the current vendor and viewings comes highly recommended by Rush Witt & Wilson sole agents.



Entrance Hallway

Entrance door, double radiator, access to the roof space, built-in airing cupboard with slatted shelving and built-in storage cupboard with gas central heating and domestic hot water boiler.

Living Room

18'11 x 10'9 (5.77m x 3.28m)

Window to the side elevation, French doors and windows to the rear, double radiator, living flame log effect fire set in stone fireplace.

Kitchen

11'1 x 10'5 (3.38m x 3.18m)

Window and door to the rear, modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, one and a half bowl single drainer sink unit with mixer tap, electric hob with glass splashback, extractor canopy and light, integrated double oven with grill, double radiator, built-in fridge/freezer, built-in washing machine.

Bedroom One

13' x 8'10 (3.96m x 2.69m)

Window to the front elevation, single radiator, fitted wardrobe cupboards.

Bedroom Two

10'8 x 9'8 (3.25m x 2.95m)

Window to the front elevation, single radiator, built-in wardrobe cupboards, storage cupboards, dressing table/desk.

Bathroom

Obscured glass window to the side elevation, modern suite comprising wc with concealed cistern, wash hand basin with vanity unit beneath, part tiled walls, electric shaver point, double radiator, Aqualiser splashbacks, walk-in shower with glass screen, chrome controls, chrome showerhead.

Outside

Front Garden

Mainly laid to lawn with driveway providing off road parking.

Rear Garden

Southerly aspect and is mainly laid to lawn, patio area for

alfresco dining, timber framed shed, enclosed with fencing to all sides offering privacy and seclusion, outside water tap.

Garage

Electrically operated up and over door, window to the rear, door to the side, space for tumble dryer, work bench, power, light.

Agents Note

Council Tax Band - D

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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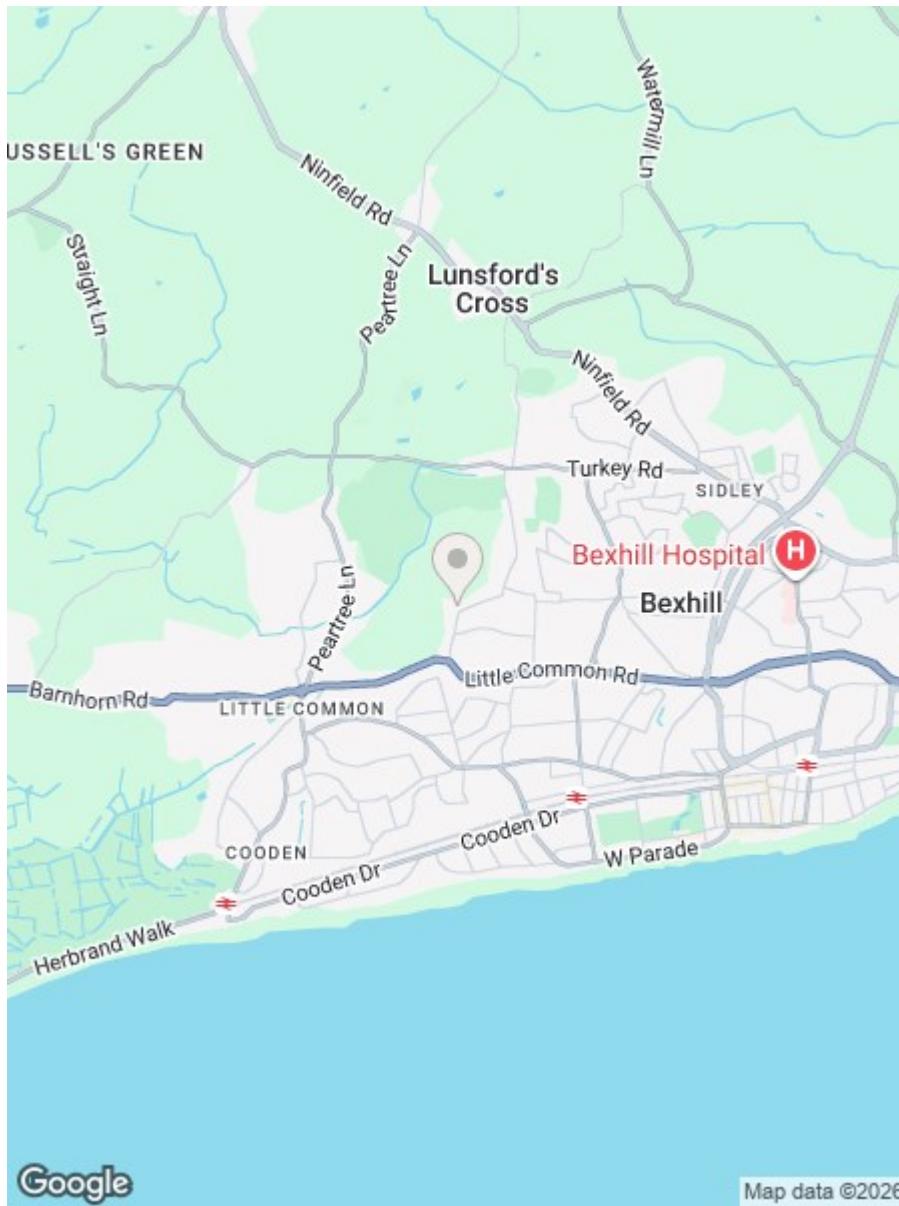


GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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