

RUSH  
WITT &  
WILSON



**6 Furnells Way, Bexhill-On-Sea, East Sussex TN40 2FA**  
**Offers In Excess Of £325,000 Freehold**

Rush Witt & Wilson are delighted to present this exceptionally well presented modern three bedroom detached house, ideally located in this sought after development, built circa 2016. Offering bright and spacious accommodation throughout, the property comprises ample sized lounge with French doors giving access to the rear garden, modern fitted kitchen/breakfast room with built in appliances, three bedrooms with the master bedroom benefiting from an en-suite shower room, modern family bathroom and separate ground floor Cloakroom/wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property boasts beautiful low maintenance gardens to both the front and rear of the property, a driveway providing off road parking for multiple vehicles and garage. Conveniently located within easy access to the link road, local amenities and schools. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning family home.



### **Entrance Hallway**

Entrance door, wood flooring, large storage cupboard.

### **Cloakroom/WC**

Wc low level flush, corner wash hand basin, tiled splashback, ceramic floor tiling, heated towel rail.

### **Living Room**

15'1 x 15'3 (4.60m x 4.65m)

French doors open out onto the rear garden, two single radiators, built in storage cupboard.

### **Kitchen/Breakfast room**

12'1" x 6'6" (3.68m x 1.98m)

Windows front elevation, modern fitted kitchen featuring base and wall units, laminated straight fitted worktops, single sink unit with mix tap, integrated dishwasher, integrated oven and grill with a gas hob, extractor canopy with light, double radiator, built in fridge and freezer, integrated washing machine.

### **First Floor**

#### **Landing**

Single radiator, access to roof space (partially boarded), built in airing cupboard.

#### **Bedroom One**

8'5 x 11'8 (2.57m x 3.56m)

Window rear elevation, single radiator.

#### **En-Suite**

Comprising walk-in shower cubicle with folding door, wall mounted electric control and shower head, tiled splash back, low level flush wc, pedestal wash hand basin, single radiator.

#### **Bedroom Two**

8'5 x 10'4 (2.57m x 3.15m)

Window to front elevation, single radiator.

#### **Bedroom Three**

9'8 x 6'3 (2.95m x 1.91m)

Window to rear elevation, single radiator.

#### **Family Bathroom**

Comprising panelled bath, hand shower attachment and fixing, shower screen, low level flush wc, pedestal wash hand basin, tiled splashback, single radiator.

### **Maintenance Charge**

We have been advised that the maintenance charge approximately £120.54 every six months.

### **Outside**

#### **Front Garden**

Neatly planted shrub and flower beds, off road parking at the side of the property with one driveway which leads to:

#### **Garage**

Personal door to the side, up and over door to the front, power and light.

#### **Rear Garden**

Designed for low maintenance in mind, greenhouse, patio area for alfresco dining, chip stone area for entertaining, raised flower shrub beds, outside water tap, enclosed with fencing at all sides offering privacy seclusion.

#### **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.

#### **Important Notice:**

**1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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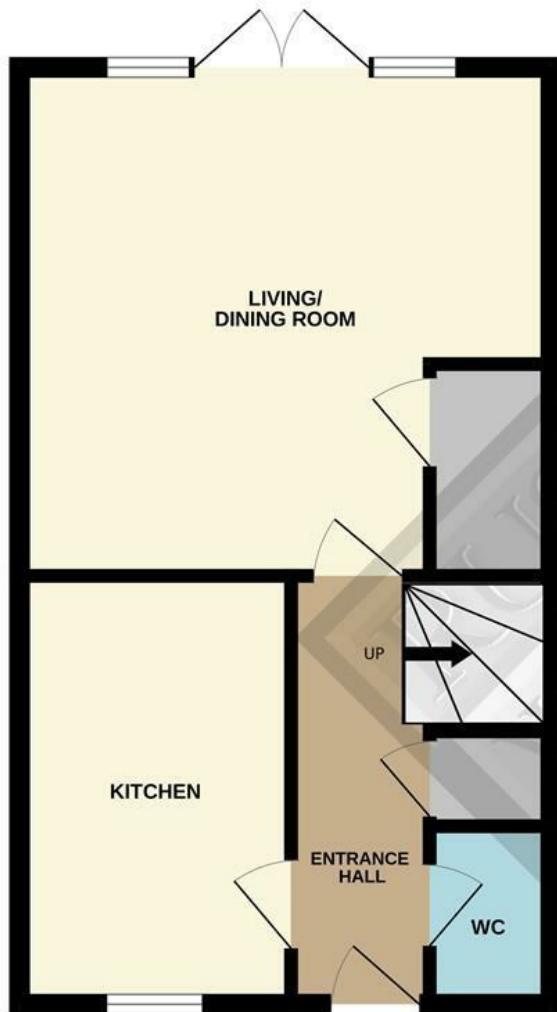
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**4. VAT:** The VAT position relating to the property may change without notice.

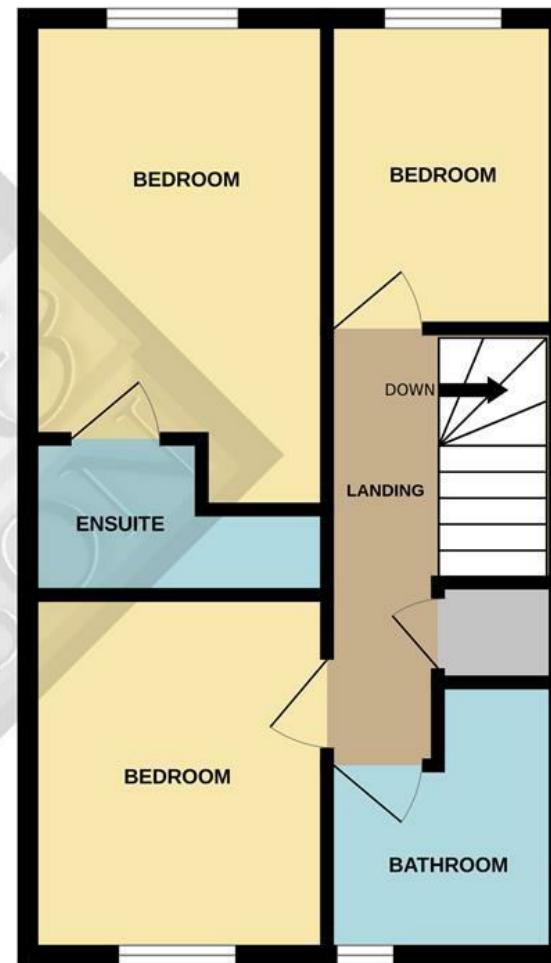
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GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



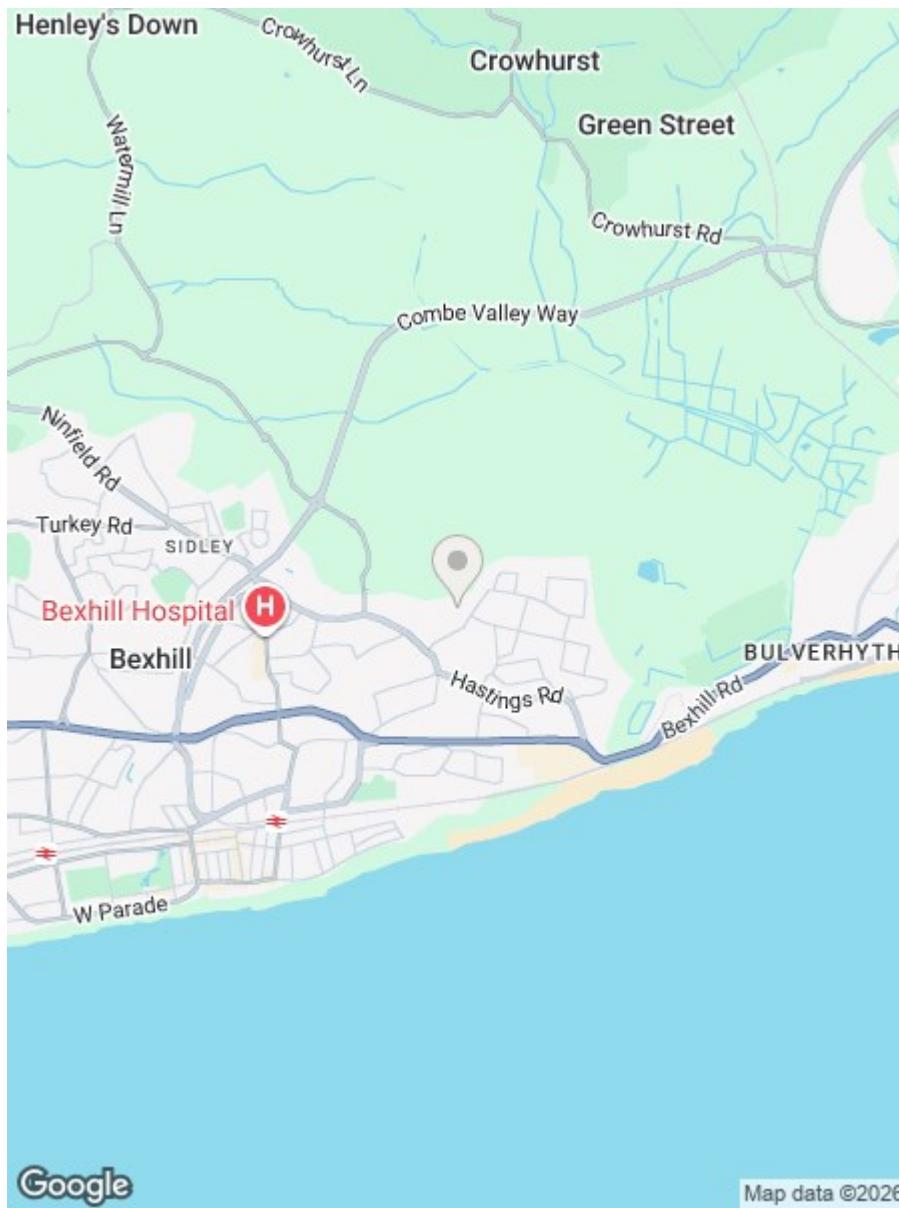
1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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