

**RUSH
WITT &
WILSON**



30 Pinewoods, Bexhill-On-Sea, East Sussex TN39 3UD
Offers In Excess Of £680,000

Rush Witt & Wilson are pleased to present this stunning three/ four bedroom detached chalet bungalow situated in the highly sought-after Little Common, West Bexhill, ideally situated in a quiet and highly sought-after location in Little Common. This spacious and versatile home offers a large reception hall with Karndean flooring, generous 26ft lounge/diner with feature fireplace and garden access, modern fitted kitchen/breakfast room with integrated appliances and larder, ground floor includes a large double bedroom with fitted oak wardrobes, a dual-aspect dining room, a shower room, and a separate four-piece bathroom, first-floor master suite with Juliet balcony offering sea views and a modern en-suite, additional double bedroom and ample eaves storage on the first floor, gas central heating with a recently updated boiler and Megaflo system, off-road parking, garage with electric roller door, power & lighting, landscaped rear garden and side courtyard area. Viewing is highly recommended to fully appreciate the quality and space this exceptional property offers.



Reception Hallway

Entrance door with matching side panel, two double radiators, engineered oak flooring, built in airing cupboard with slatted shelving, built in cloaks cupboard, doors off to the following:

Living Room

26'10 x 12'11 (8.18m x 3.94m)
Two large windows overlooking the stunning southerly facing rear garden with French doors, three double radiators, living flame gas coal fire.

Dining Room/ Bedroom Four

17'3 x 10'5 (5.26m x 3.18m)
Windows overlooking the side and rear elevations, double radiator, engineered oak flooring, built in storage cupboard.

Bedroom Two

16'0 x 13'10 (4.88m x 4.22m)
Windows to the front and side elevations, engineered oak flooring, multiple oak fronted wardrobes.

Bath/Shower Room

Suite comprising corner bath with hand shower attachment, walk in shower cubicle with chrome controls and hand held attachment, inset wash hand basin, vanity unit beneath, low level wc, chrome heated towel rail, flagstone floor and wall tiling, obscure glazed window to the front elevation.

Additional Shower Room

Suite comprising walk in shower with chrome controls and chrome shower head and opening doors, low level wc, pedestal wash hand basin, chrome heated towel rail, half height wall tiling, tiled floor, obscure glazed window to the side elevation.

Kitchen/Breakfast Room

14'11 x 11'5 (4.55m x 3.48m)
Windows to the front and side elevations, door to side, built in larder cupboard with shelving. A fitted kitchen comprising a range of base and wall units with laminated straight edge worktops, one and a half bowl sink with side drainer with mixer tap, integrated dishwasher, electric hob with extractor canopy and light, built in double oven with grill, built in fridge/freezer, tiled splashbacks.

First Floor

Landing

Velux window to the rear elevation, door to eaves storage area, doors off to the following:

Bedroom One

19'7 x 13'10 (5.97m x 4.22m)
French windows and doors overlooking the beautiful southerly aspect rear garden with sea views, two double radiators, dressing area, door through to:

En-Suite

Velux window to the rear elevation, roll top bath with hand shower attachment, low level wc, pedestal wash hand basin, tiled floor, tiled walls, heated chrome towel rail.

Bedroom Three

16'3 x 12'2 (4.95m x 3.71m)
Window to the front elevation, double radiator.

Outside

Front Garden

Mainly laid to lawn with a whole host of flower and shrub beds that are all well stocked with mature shrubbery plants, flowers of various kinds, the gardens enclosed with a combination of hedging and post and rail fencing, off road parking is available on the extensive brick paved driveway, side access to the rear garden.

Garage

Electrically operated up and over door, light and power connected.

Rear Garden

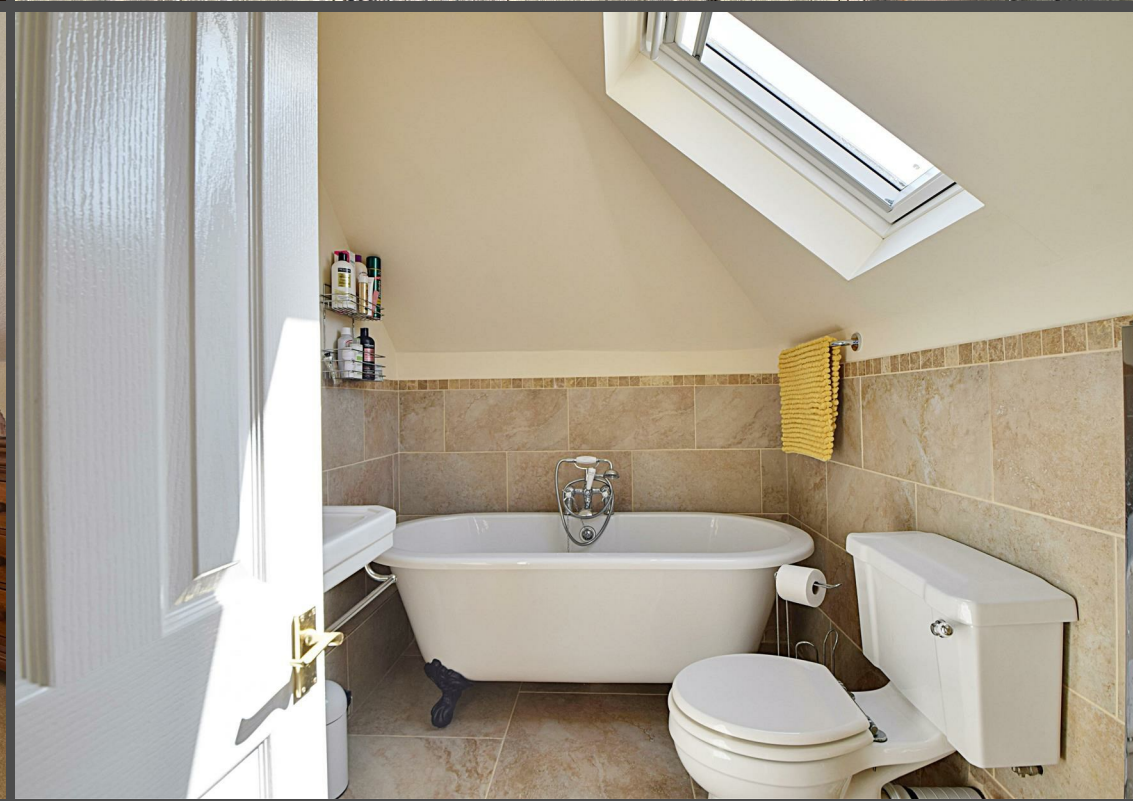
A beautiful feature to the property, it is beautifully landscaped with a sun terrace for al fresco dining and entertaining, southerly aspect, raised herbaceous flower beds, extensive patio area is on the main central garden area with beautiful ornamental fish pond, large timber framed storage shed, summerhouse, further patio areas extending out onto the lawned area which is all enclosed with a combination of mature hedging and shrubbery, gate to the rear with a composting area, outside water tap.

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.

Council Tax Band – E



GROUND FLOOR
1459 sq.ft. (135.5 sq.m.) approx.



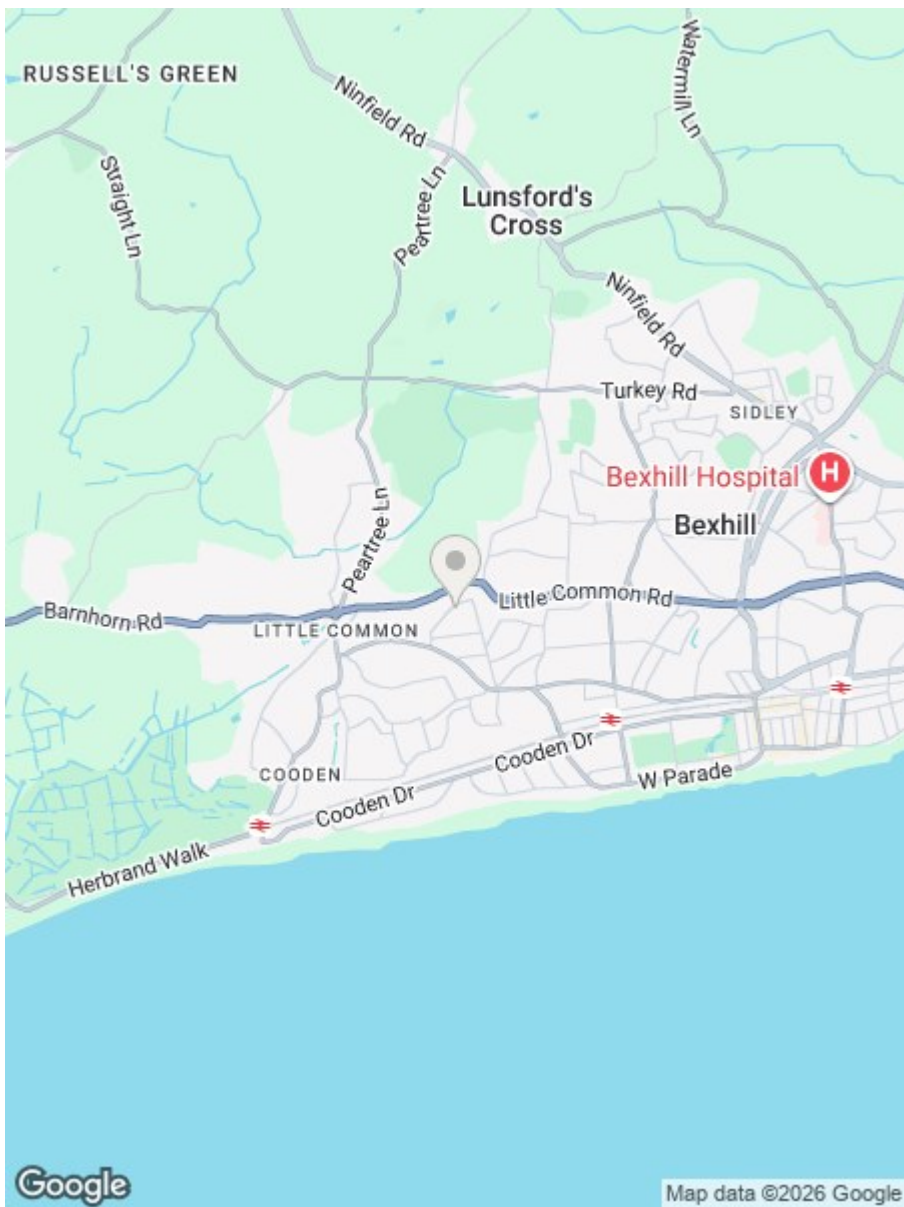
1ST FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 2081 sq.ft. (193.4 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		
	46	69
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

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