

RUSH  
WITT &  
WILSON



**Oak Cottage Byworth Close, Bexhill-On-Sea, East Sussex TN39 4NX**  
**£595,000**

Unique, bespoke built house situated in this sought after residential location of Little Common, Bexhill and in close proximity to Little Common Village with its range of amenities and offering bright and spacious accommodation throughout, the property comprises large kitchen/living room with featured vaulted ceilings, three bedrooms to the ground floor, two benefiting from en-suite. Downstairs bathroom, stunning oak staircase. To the first floor the property boasts a beautifully master suite with dressing room area and shower room. Other internal benefits include modern underfloor heating system with additional gas central heating, double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles and private front and rear gardens and the vendors are suited. Viewings comes highly recommended by Rush Witt Wilson, Sole Agents, Bexhill.



## **Entrance Hallway**

Entrance door with window to the front elevation, stairs leading to first floor, ample storage space with various storage cupboards, additional understairs storage cupboard and beautiful tiled flooring, underfloor heating.

## **Kitchen/Living Room**

33'8" x 16'4" (10.28m x 5m )

Dual aspect with window to the front elevation and double glazed opening doors leading to the conservatory, beautiful engineered wood flooring, underfloor heating, vaulted ceilings with velux windows and large log burning stove. Modern fitted kitchen with a range of matching wall and base level units with straight edge quartz worktop surfaces, sink with mixer tap, Range cooker with extractor canopy above, integrated dishwasher.

## **Utility Room**

12'4" x 6'0" (3.77m x 1.85m )

Modern fitted matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, space for free standing fridge and freezer, wine cooler and space and plumbing for washing machine, gas central heating boiler, underfloor heating, glass panelled door leading to the rear garden.

## **Conservatory**

9'9" x 7'7" (2.99m x 2.32m )

Door leading to the rear garden, windows and doors overlooking the rear garden, beautiful tiled flooring, underfloor heating, uPVC construction.

## **Bedroom Two**

16'1" x 14'0" (4.91m x 4.29m )

Double glazed window to rear elevation, underfloor heating

## **En-Suite**

Modern suite comprising WC with low level flush, pedestal wash hand basin with mixer tap, large walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment, chrome shower head, tiled flooring and obscure double glazed window to the front elevation, underfloor heating.

## **Bedroom Three**

15'5" x 10'9" (4.7m x 3.3m )

Double glazed windows to the front elevation and underfloor heating.

## **En-Suite**

Comprising WC with low level flush, pedestal mounted wash hand basin with mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head.

## **Bedroom Four**

12'11" x 11'9" (3.95m x 3.6m )

Double glazed window to the rear elevation and underfloor heating.

## **Downstairs Bathroom**

Modern suite comprising WC with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome taps and additional chrome hand shower attachment and shower head, vertical radiator, obscure double glazed window to the front elevation, underfloor heating.

## **First Floor**

### **Landing**

Velux window to the front elevation, beautiful engineered wood flooring and large eaves storage cupboard.

### **Master Bedroom**

13'1" x 11'4" (4m x 3.46m )

Three velux windows to the front elevation, eaves storage/wardrobe space available, radiator, beautiful engineered flooring with underfloor heating.

### **Shower Room**

With modern fitted suite comprising WC with low level flush, pedestal mounted wash hand basin with mixer tap, walk-in shower cubicle with chrome controls and chrome shower attachment and shower head, obscure glass velux window to the front and engineered wood flooring with underfloor heating.

## **Outside**

### **Gated Driveway**

Providing off road parking for multiple vehicles.

### **Front Garden**

Laid to lawn and beautifully established with various plants, shrubs and small trees.

## **Rear Garden**

Beautifully established with mature plants and shrubs of various kinds, patio area suitable for alfresco dining, timber framed garden shed, enclosed to all sides with fencing.

## **Agents Note**

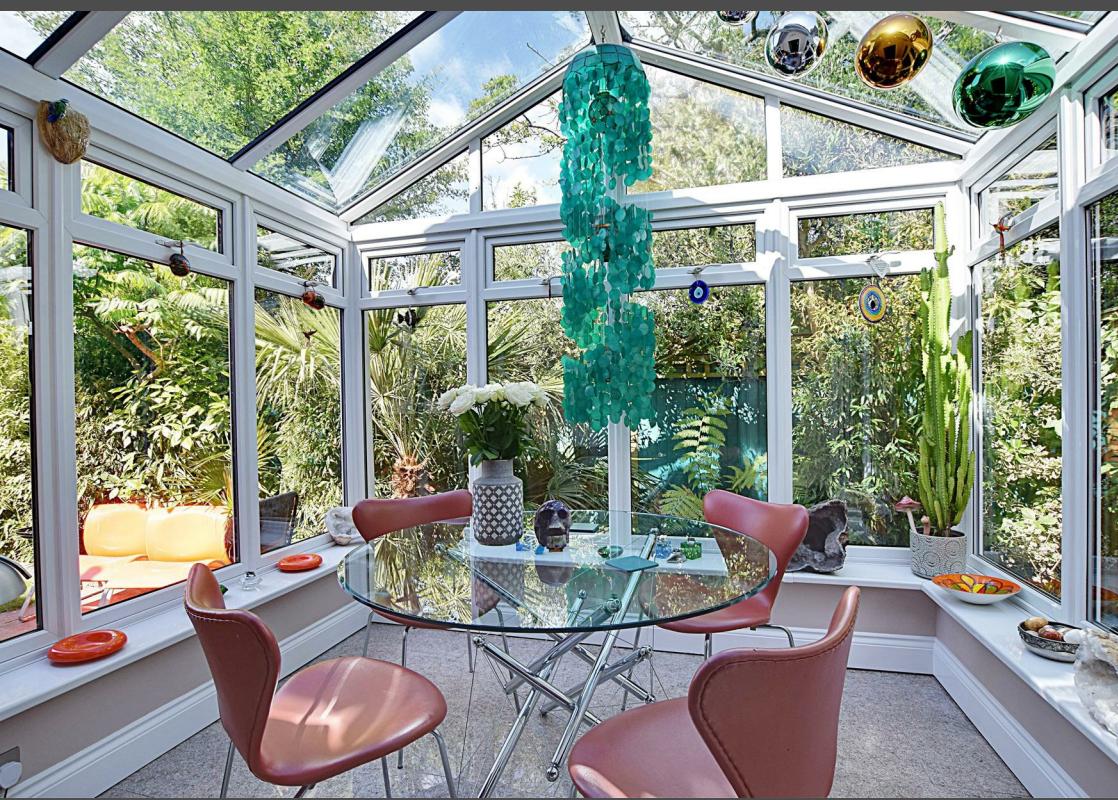
None of the services or appliances mentioned in these sale particulars have been tested.

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.

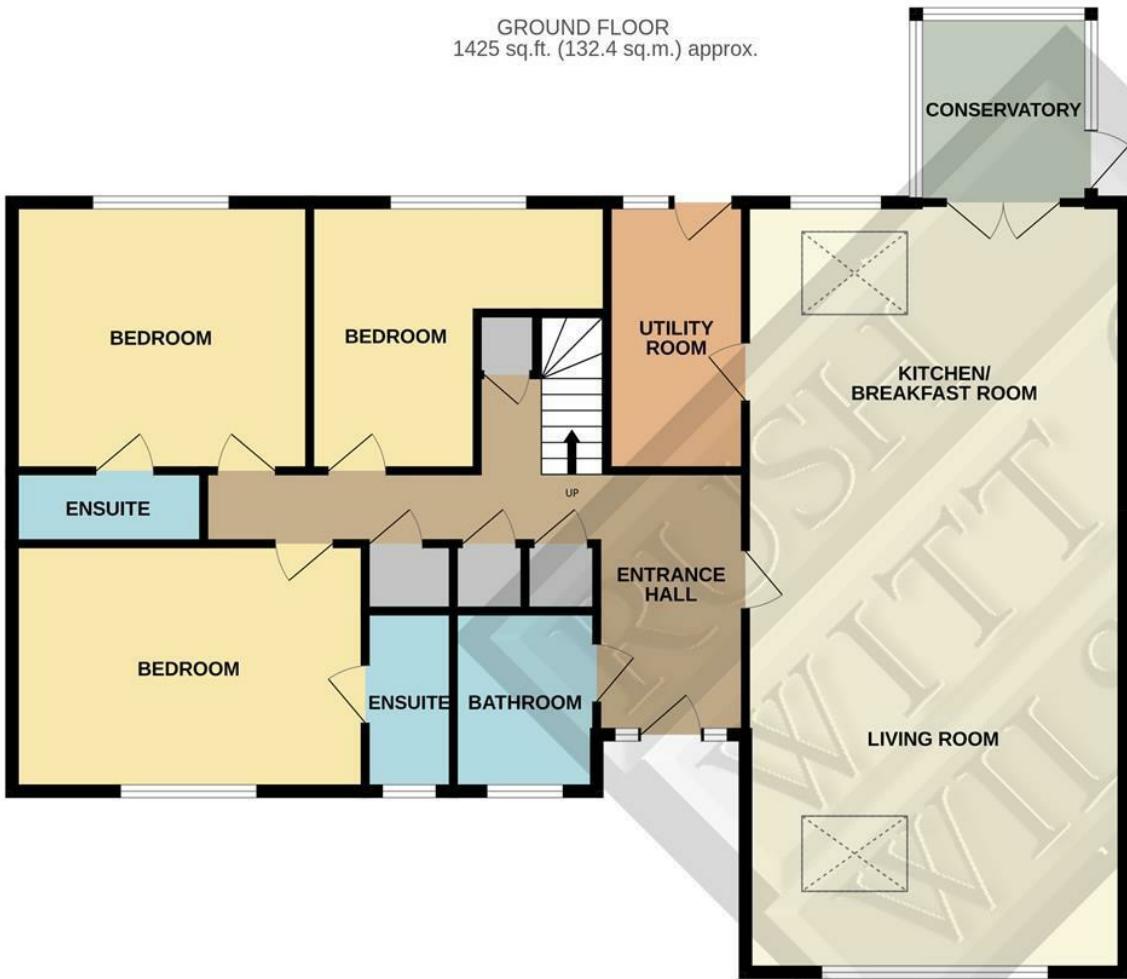
Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
1425 sq.ft. (132.4 sq.m.) approx.



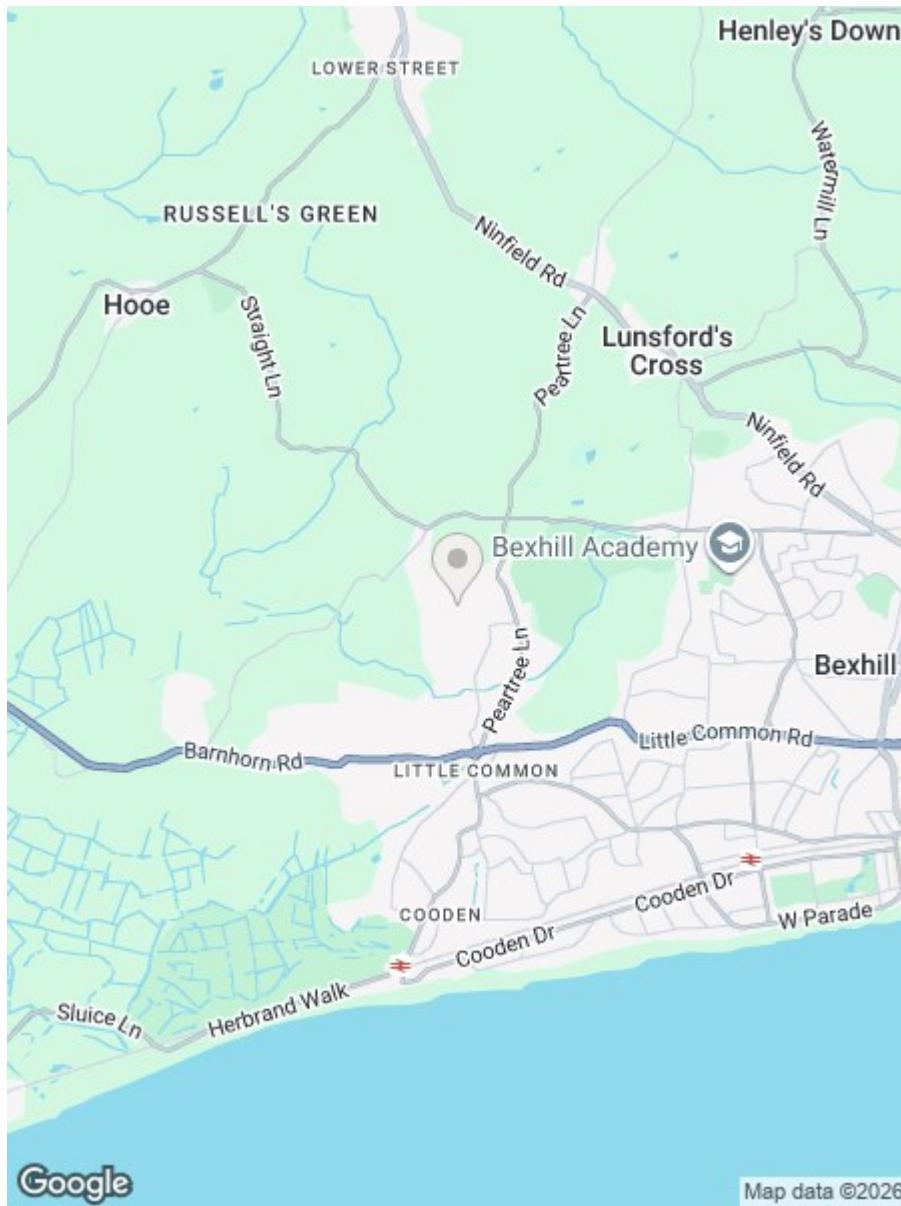
1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 2106 sq.ft. (195.6 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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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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