

**RUSH
WITT &
WILSON**



**9 Millers Corner, Bexhill-On-Sea, East Sussex TN39 4GE
Offers In Excess Of £450,000 Freehold**

Four bedroom detached family home built in 2022 situated in the stunning location of Little Common, Bexhill and within very close proximity to the village with its wide range of amenities. The property offers bright and spacious accommodation throughout, comprising bay fronted living room, stunning kitchen/dining room, cloakroom, utility room, four bedrooms one with en-suite and a family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, garage and private rear garden. Viewings come highly recommended by Rush Witt & Wilson, Bexhill.



Entrance Hallway

Stairs rising to the first floor, radiator, understairs storage cupboard, doors off to the following:

Living Room

18'8 x 10'11 (5.69m x 3.33m)

Double glazed bay window to the front elevation, two single radiators.

Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap, radiator, obscure double glazed window to the side elevation.

Kitchen/Dining Room

19'4 x 15'5 (5.89m x 4.70m)

Double glazed windows and double glazed French doors with views and access onto the rear garden, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integral electric oven and grill, five ring gas hob, integral American style fridge/freezer, integral dishwasher, two radiators.

Utility Room

Obscure double glazed panelled door with access onto the side, space and plumbing for washing machine, space for tumble dryer, straight edge worktop surface, gas central heating boiler.

First Floor

Landing

Double glazed window to the side elevation, doors off to the following:

Bedroom One

13'0 x 10'6 (3.96m x 3.20m)

Dual aspect with double glazed windows to the front and side elevations, radiator, built in wardrobe cupboards with mirrored sliding doors, hanging space and shelving available, door through to:

En-Suite Shower Room

Suite comprising low level wc, pedestal wash hand basin with mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, heated towel rail, tiled walls, extractor fan, obscure double glazed window to the side elevation.

Bedroom Two

11'8 x 9'10 (3.56m x 3.00m)

Double glazed window to the rear elevation, radiator, built in wardrobe cupboards with mirrored sliding doors.

Bedroom Three

8'7 x 8'5 (2.62m x 2.57m)

Double glazed window to the front elevation, radiator, built in wardrobe cupboards.

Bedroom Four

8'9 x 7'11 (2.67m x 2.41m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap, panelled bath with chrome mixer tap, chrome wall mounted shower controls, chrome shower attachment and chrome shower head, heated towel rail, tiled walls, obscure double glazed window to the side elevation.

Outside

Front Garden

Extensive off road parking for multiple vehicles.

Garage

Electric operated roller door.

Rear Garden

Mainly laid to lawn enclosed to all sides with fencing offering privacy and seclusion, side access is available.

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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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

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

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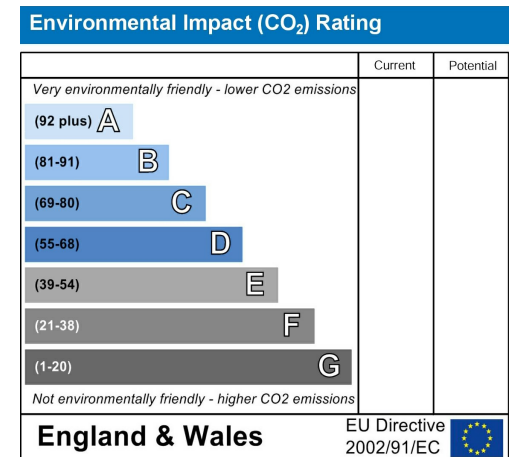
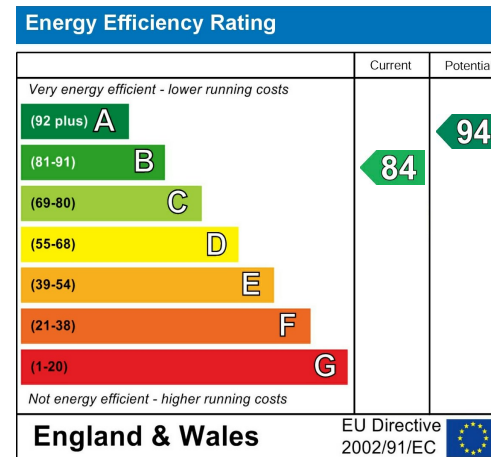
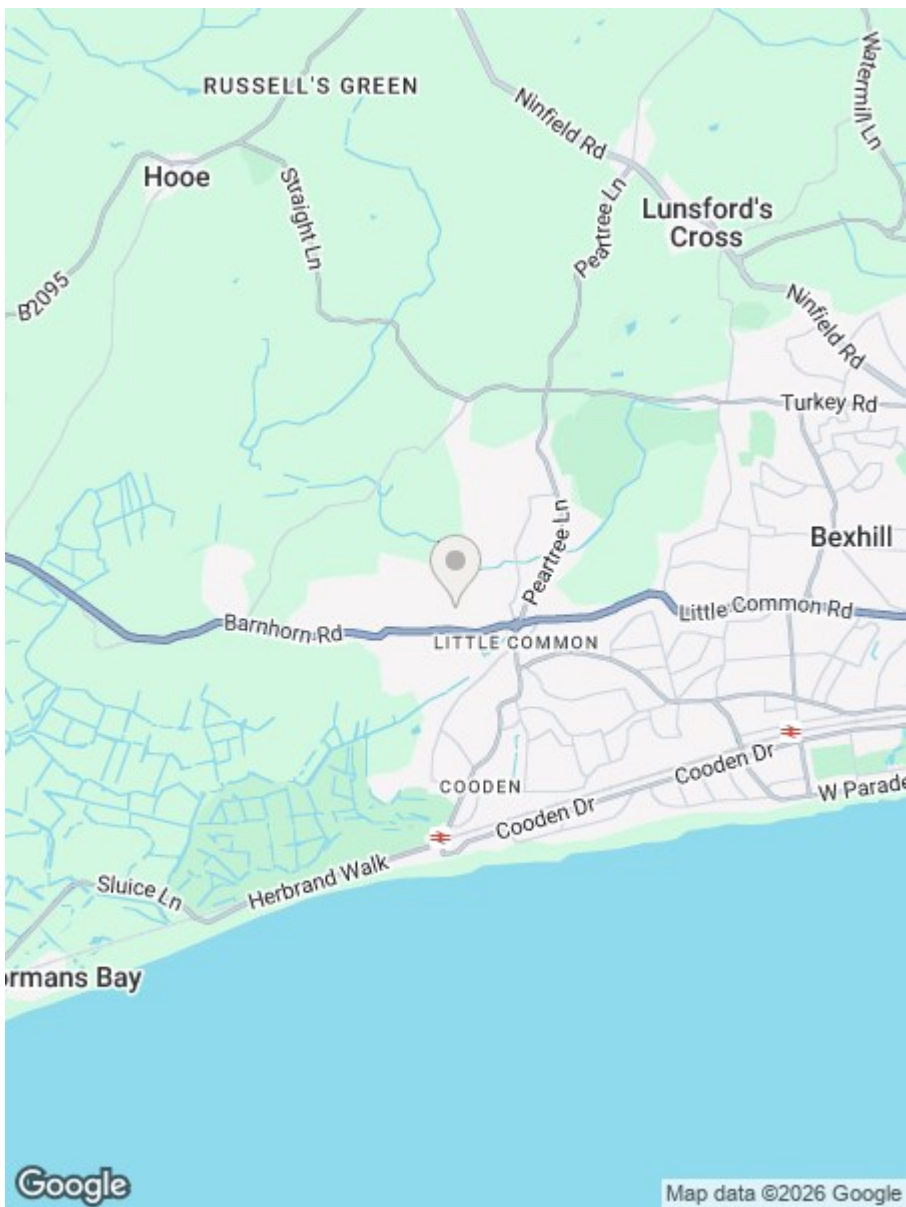




TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.

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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