

**RUSH
WITT &
WILSON**



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1 Wilkins Way, Bexhill-On-Sea, East Sussex TN40 2RD
Offers In Excess Of £412,000 Freehold

About this property

Rush Witt & Wilson are delighted to present this stunning three bedroom detached house, offering beautiful views and versatile living accommodation arranged over two floors. The property boasts three generous bedrooms, with the principal bedroom benefiting from a beautifully presented en-suite featuring a double walk-in shower. There is also a modern kitchen/dining room with a range of integrated appliances, alongside a spacious living room providing the perfect space for both relaxing and entertaining. Other benefits include smart shower and hydrotherapy bath, lutron smart lights throughout, solar panels and electric vehicle charging point.

Externally, the property benefits from a generously sized private rear garden, creating an ideal family space for outdoor entertaining and relaxation. The property also boasts a large integral garage and driveway, providing off-road parking for multiple vehicles.

Situated within a sought-after residential location in Bexhill, the property is conveniently positioned within close proximity to a range of local amenities. Bexhill town centre is approximately 1.5 miles away, offering a wide selection of shops, restaurants, leisure facilities and other amenities, as well as Bexhill railway station and the picturesque seafront.

Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.







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Floor 0

Approximate total area⁽¹⁾

86.2 m²

927 ft²



Floor 1

(1) Excluding balconies and terraces

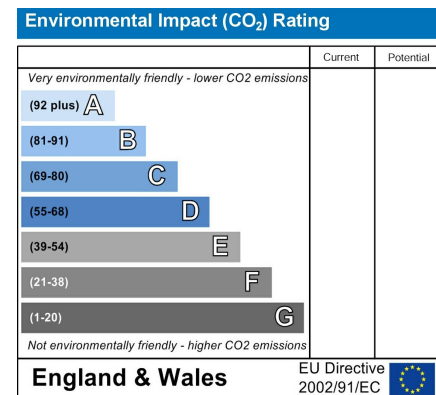
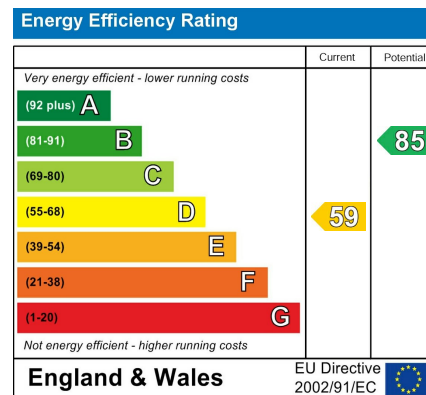
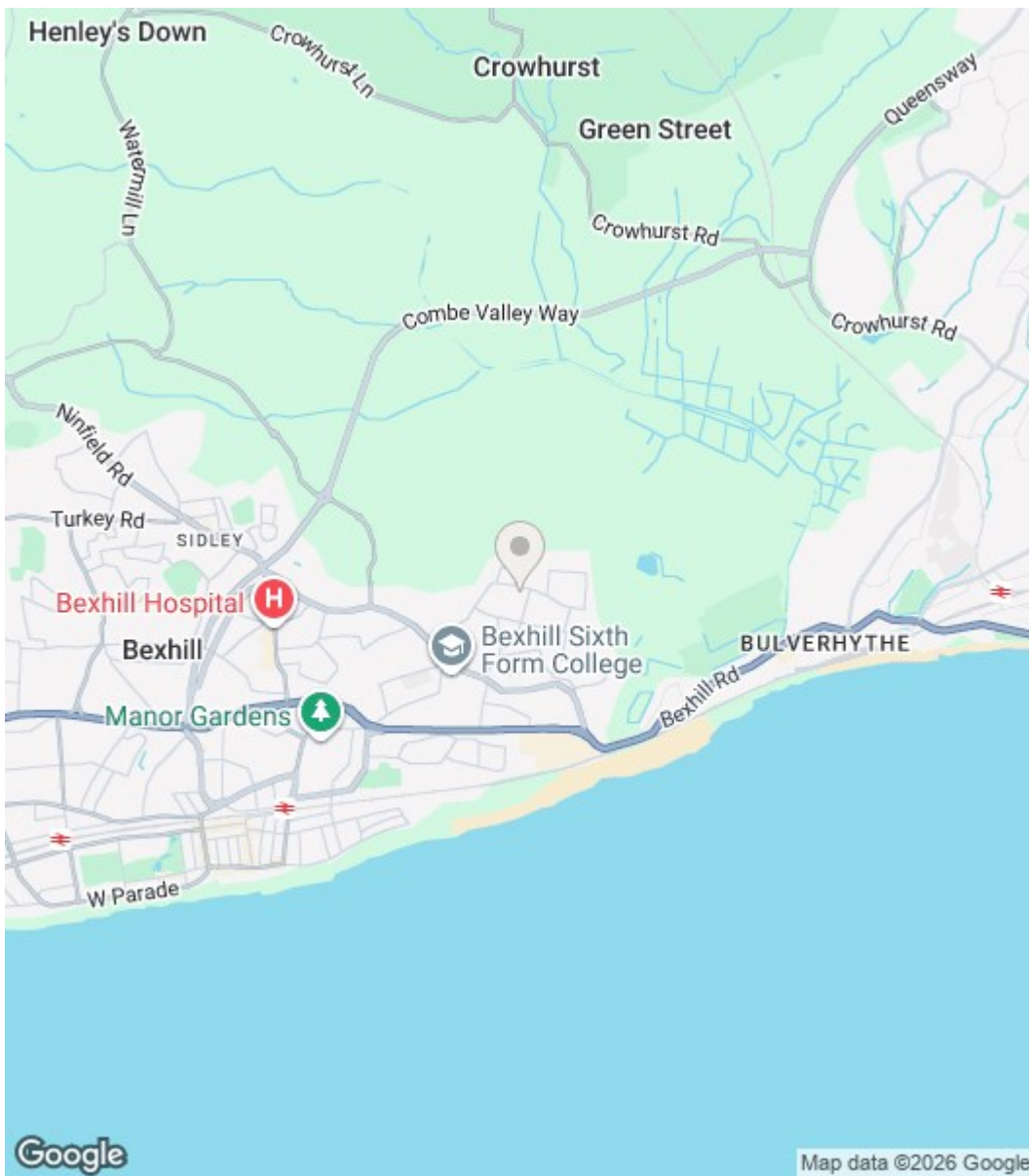
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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:

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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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