RUSH WITT & WILSON

3 Filsham Lane, Bexhill-On-Sea, East Sussex TN40 2PZ

£415,000 Freehold

An opportunity to purchase this modern three bedroom detached bungalow, ideally located in this quiet and sought after private lane. The bungalow is only approximately four years old and offers bright and spacious modern living space throughout. Comprising open plan living space with lounge, diner and modern fitted kitchen with built in appliances, three double bedrooms with the master bedroom benefitting from modern en-suite shower room, family bathroom and ample storage space. Externally the property boasts a private south facing rear garden with views to the sea, whilst to the front of the property there is a front garden and driveway providing off road parking for multiple vehicles leading to the single garage. The property further benefits from a modern air sourced heat pump system providing under floor heating throughout the property with individually controlled thermostats in each room, triple glazed windows and full fibre broadband to the premises. Conveniently situated within easy walking distance to local amenities, local bus stops and the picturesque Combe Valley Country Park while still only being approximately one mile from Bexhill town centre with seafront, shops and mainline rail station.

Entrance Hall

Modern Open Plan Living Space:

Lounge/Diner
20'10 x 13'11 (6.35m x 4.24m)

Kitchen
12' x 8'11 (3.66m x 2.72m)

Bedroom One
14'3 x 11'10 (4.34m x 3.61m)

En Suite

Bedroom Two
10'2 x 9'10 (3.10m x 3.00m)

Bedroom Three
10'1 x 9'10 (3.07m x 3.00m)

Family Bathroom

Single Garage
10'3 x 9'2 (3.12m x 2.79m)

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).

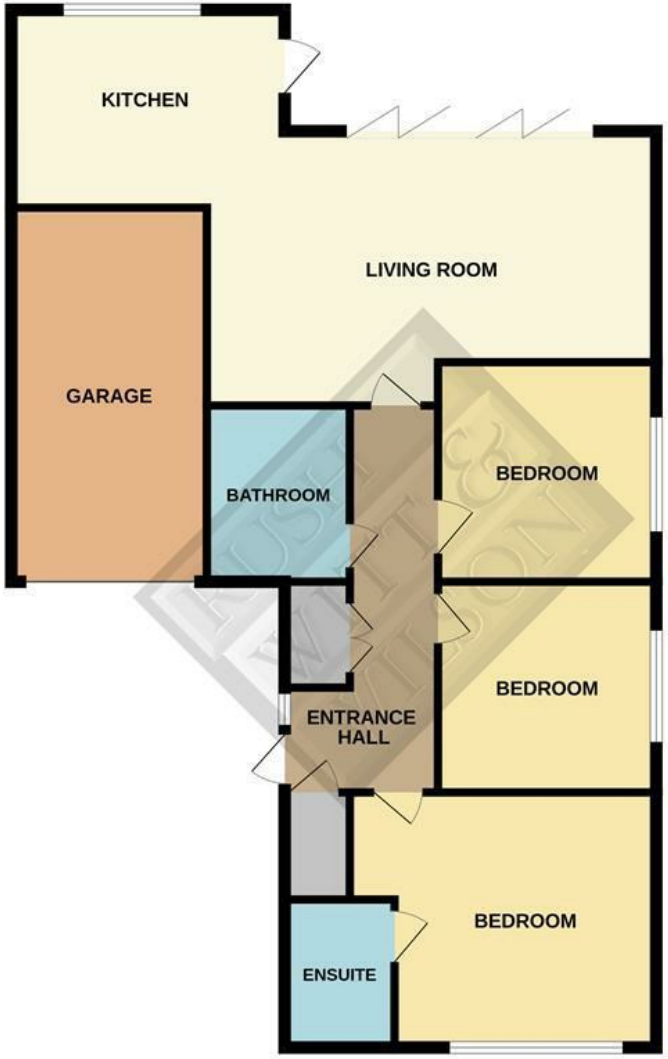
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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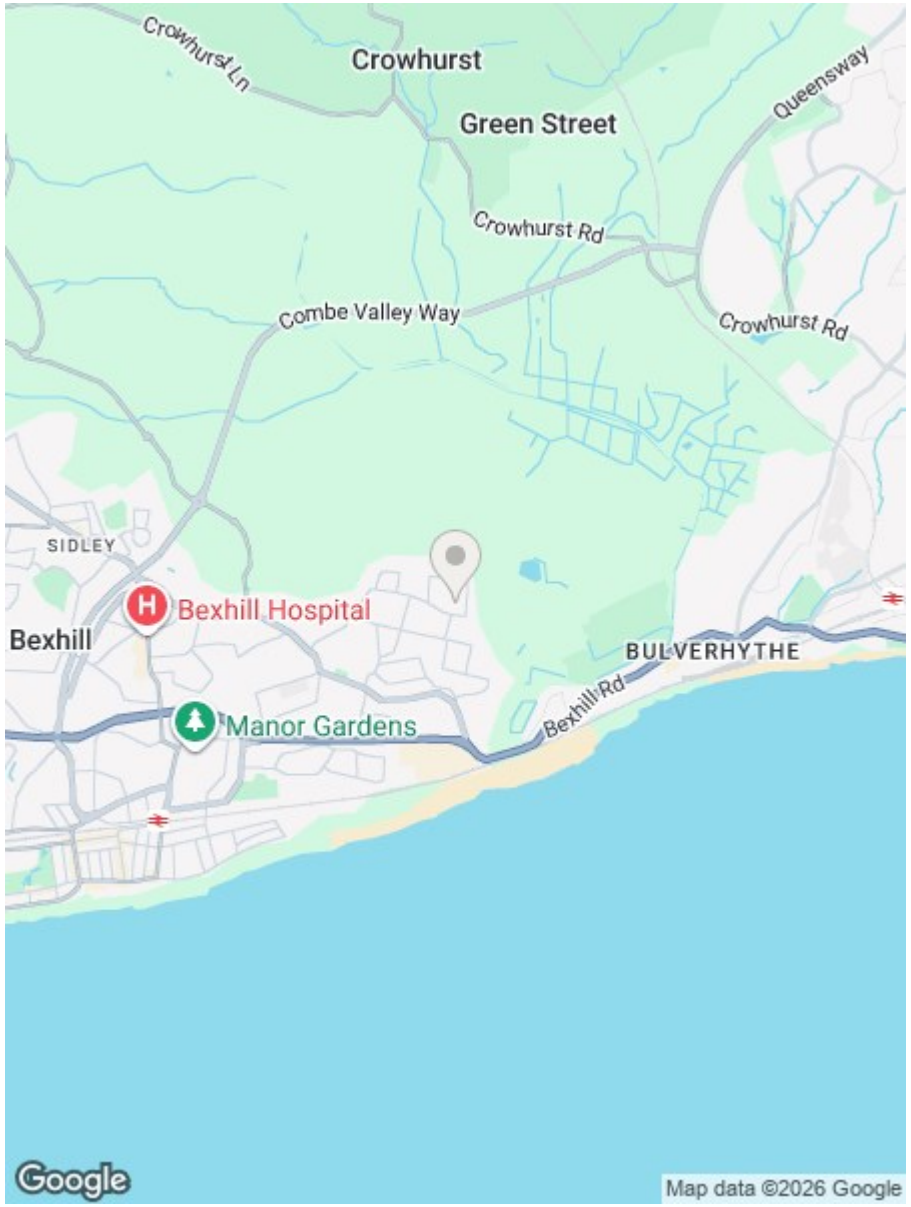

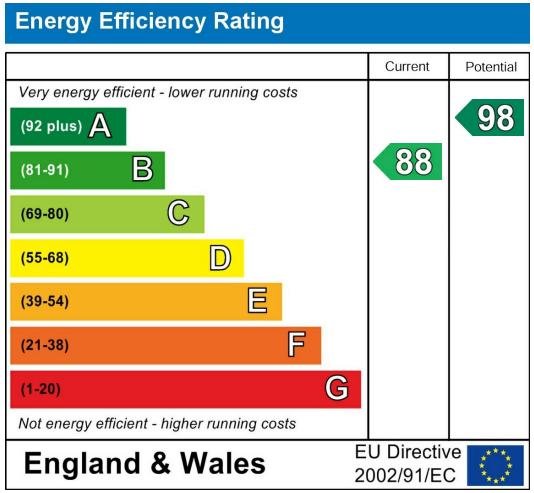

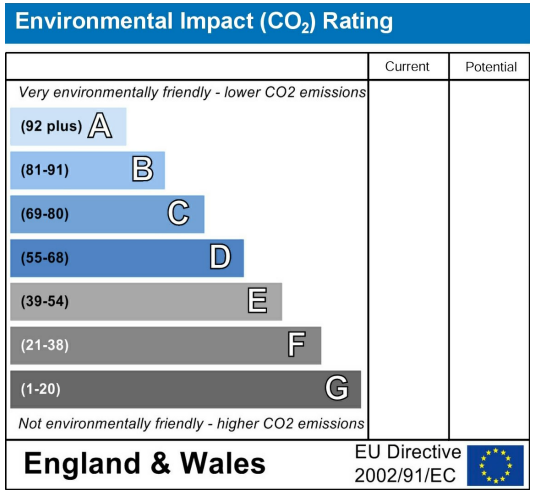

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk