

**RUSH
WITT &
WILSON**



**28 Oakleigh Road, Bexhill-On-Sea, East Sussex TN39 4PY
£495,000**

Rush Witt & Wilson are delighted to welcome to the market this exceptionally well presented three bedroom detached chalet bungalow ideally located within easy walking distance of Little Common Village. Offering bright and spacious accommodation throughout, the property comprises large porch leading to a good sized entrance hall, double aspect lounge leading through to the dining room which then also leads on to the kitchen/breakfast room, double bedroom and a bath/shower room all to the ground floor. Whilst to the first floor, there is a further two double bedrooms and a shower room. Other internal benefits include gas central heating to radiators, double glazed windows throughout and ample storage space. Externally, the offers beautifully maintained gardens to the front and rear of the property, a driveway providing off road parking for multiple vehicles and a large garage. Conveniently situated in the quiet cul-de-sac location within easy walking distance of local amenities and bus stops at Little Common village. Viewing comes highly recommended by the vendors chosen sole agents at Rush Witt & Wilson Bexhill to appreciate this stunning property in this highly sought-after location of West Bexhill.



Entrance Porch

9'3" x 7'1" (2.84 x 2.18)

Double glazed front door leading to large entrance porch, double aspect, double glazed windows to the front and side elevations, obscured double glazed internal front door with obscured, double glazed sidelight windows leading to the entrance hall, tiled floor, recessed ceiling spotlights, internal door with access to the garage.

Entrance Hall

12'10" x 9'7" (3.92 x 2.94)

Radiator, stairs leading to first floor, storage cupboard with hanging space, shelving and additional cupboard above.

Lounge

18'11" x 11'10" (5.77 x 3.62)

Double aspect, double glazed windows to the front and side elevations, two radiators, modern wall mounted fireplace with electric heater, open archway leading through to dining room.

Dining Room

11'10" x 9'11" (3.63 x 3.03)

Double aspect, double glazed windows to the rear and side elevations with a set of double glazed French Doors giving access onto the rear garden, radiator, open archway leading through to kitchen/breakfast room.

Kitchen/Breakfast Room

12'9" x 11'10" (3.91 x 3.62)

Double glazed window to the rear elevation overlooking the rear garden with obscured double glazed door giving access to the garden, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, worktop mounted electric hob with fitted extractor hood above, ceramic bowl and half sink with drainer and mixer tap, integrated dishwasher, space for freestanding fridge/freezer, integrated electric eye level double oven and grill, pull out larder style cupboard, part tiled walls, recessed ceiling spotlights, cupboard housing the gas central heating boiler, glass panelled door leading back through to hallway, open archway leading back through to dining room.

Ground Floor Bedroom

14'2" x 11'10" (4.32 x 3.63)

Double glazed window to the rear elevation overlooking the

rear garden, two radiators, large range of fitted bedroom furniture comprising wardrobes all with hanging space and shelving, fitted drawer units, dressing table, wall mounted uplighters.

Ground Floor Bath/Shower Room

Obscure double glazed window to the side elevation, one wall mounted electric heater, modern white suite comprising vanity unit with wash hand basin, mixer tap and storage cupboards beneath, panelled enclosed bath with mixer tap, low level wc and walk in corner shower cubicle with shower controls and shower attachment, part tiled walls, recessed ceiling spotlights, extractor fan and tiled floor.

First Floor Landing

Large airing cupboard on the half landing housing hot water cylinder with slatted shelving, double glazed window to the side elevation. On the the first floor landing there is a large storage cupboard with slatted shelving, access to loft space, door with access to large eaves storage which is boarded providing fantastic easy access storage space, radiator.

Bedroom Two

4.64 x 3.65 (1.22m.19.51m x 0.91m.19.81m)

Double aspect, double glazed windows to the front and side elevations, radiator, fitted wardrobe with hanging space and shelving.

Bedroom Three

13'1" x 9'0" (4.00 x 2.75)

Double glazed window to the front elevation, radiator, fitted wardrobe with hanging space and shelving.

Shower Room

Obscure double glazed window to the side elevation, radiator, vanity unit with wash hand basin and storage cupboards beneath, low level wc, walk in shower cubicle with wall mounted shower controls and shower attachment, tiled walls, bathroom light with shaver point, tiled floor.

Outside

Front Garden

Mainly laid to lawn running down one side of the property with mature plants, shrubs and trees, driveway providing off road parking for multiple vehicles leading to the garage, with additional gravel laid hardstanding area for additional parking.

Rear Garden

Beautifully maintained rear garden with two patio areas with the rest of the garden mainly laid to lawn with some mature plant, shrub and tree borders, timber garden shed, wide gated access down one side of the property leading to the front.

Garage

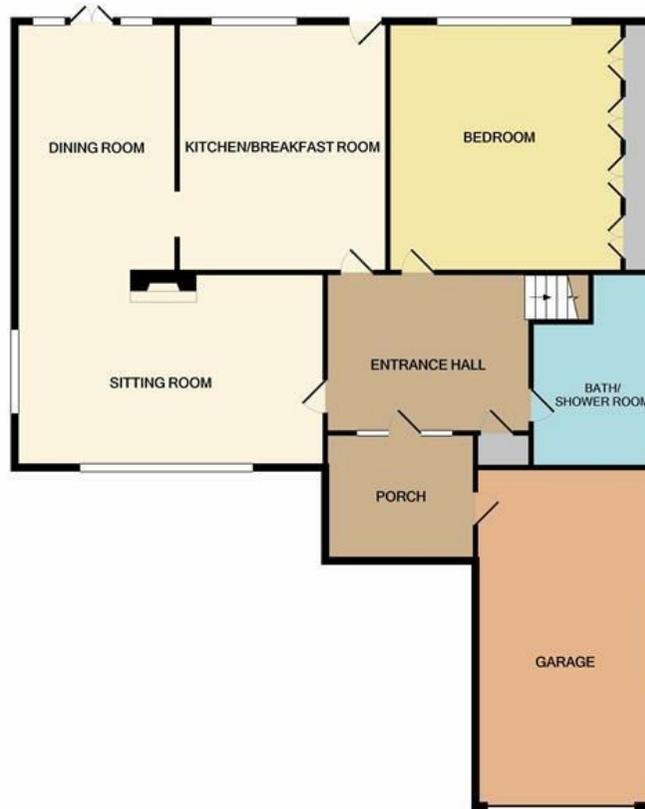
20'7" x 10'9" (6.28 x 3.30)

Integral garage with electric roller door, electric meter, electric consumer unit, utility space with plumbing space for washing machine, wall mounted corner wash hand basin with tiled splashback, single glazed window to the side elevation, fitted shelving, light and power.

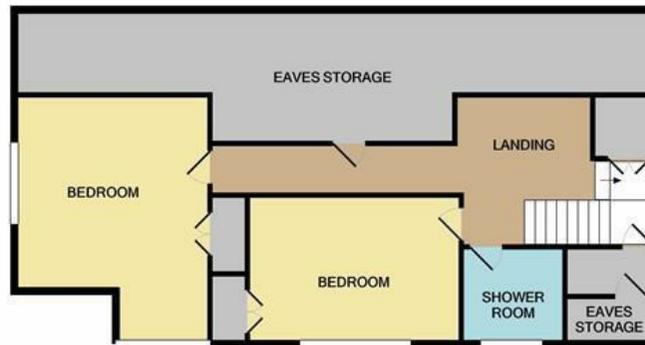
Agents Note

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.





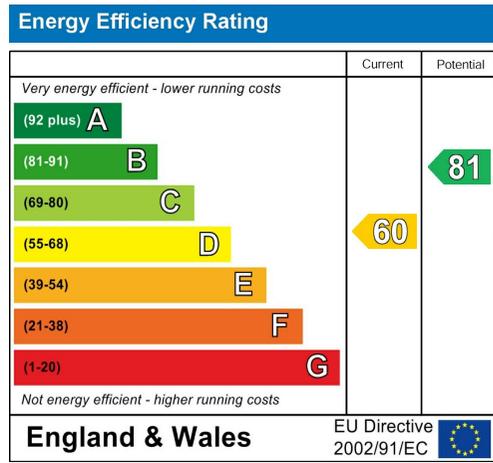
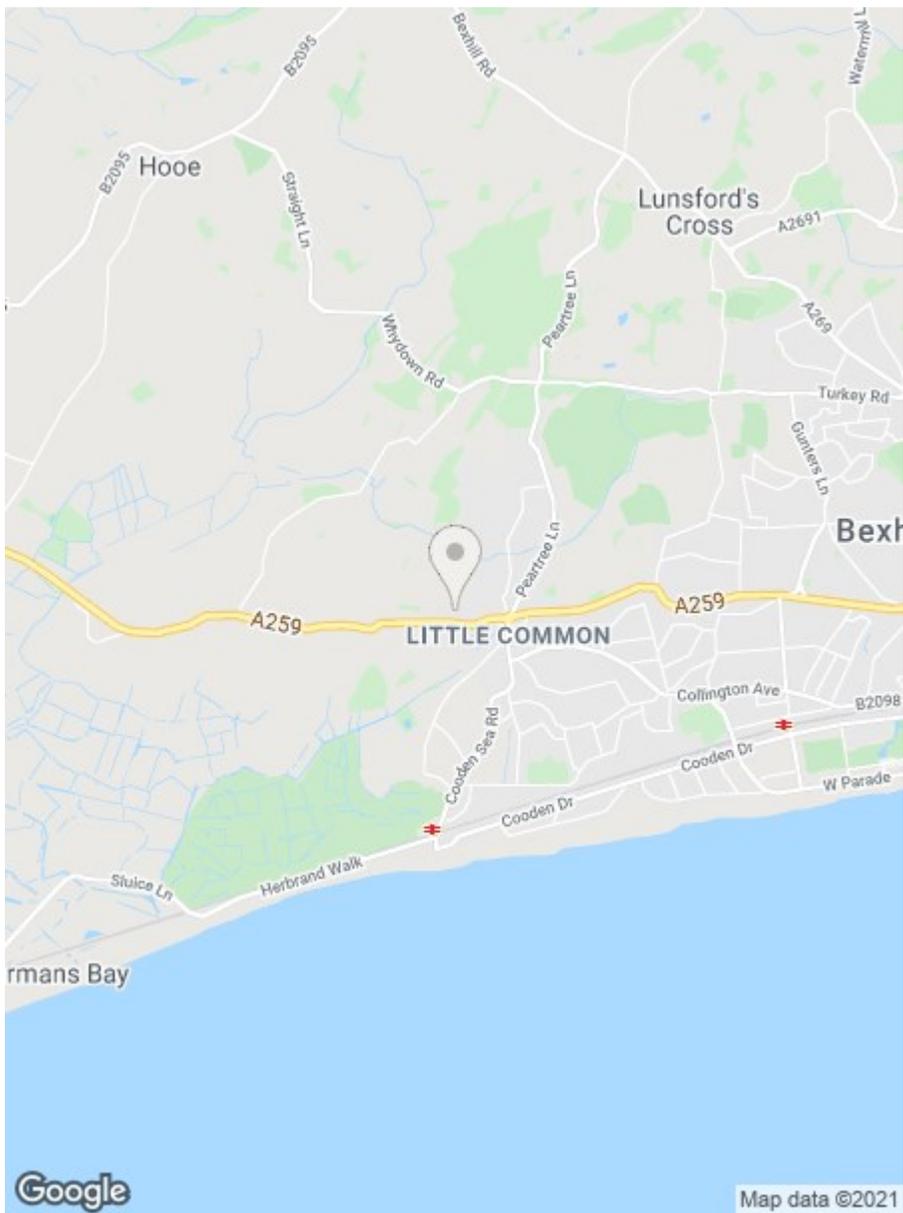
GROUND FLOOR
 APPROX. FLOOR
 AREA 1347 SQ.FT.
 (125.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 779 SQ.FT.
 (72.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2127 SQ.FT. (197.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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