

**RUSH
WITT &
WILSON**



**3 Filsham Lane, Bexhill-On-Sea, East Sussex TN40 2PZ
£430,000 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.

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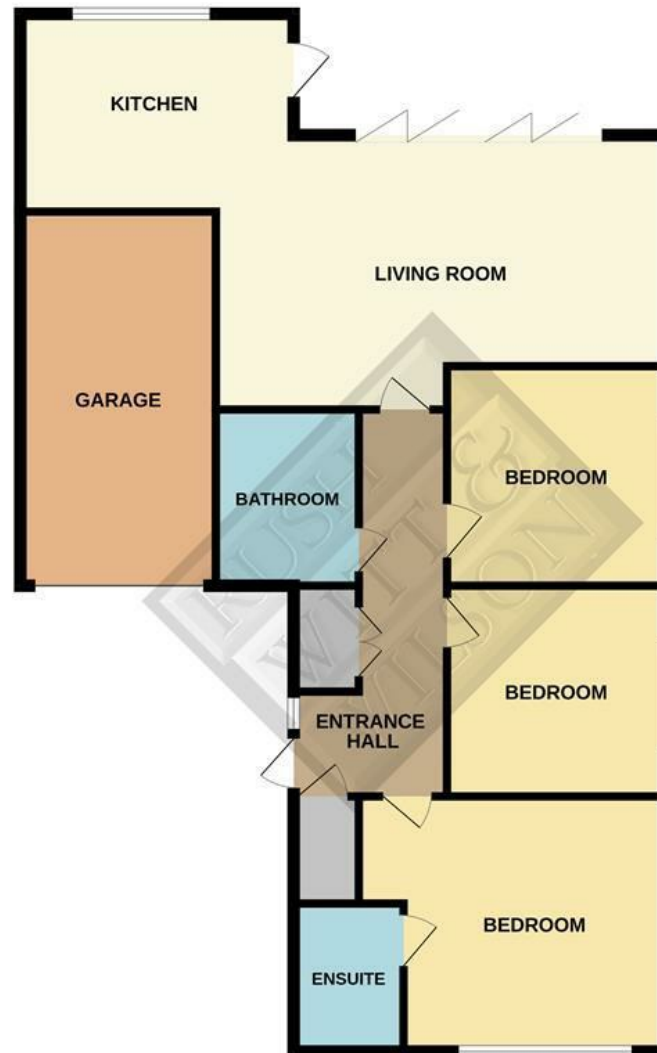
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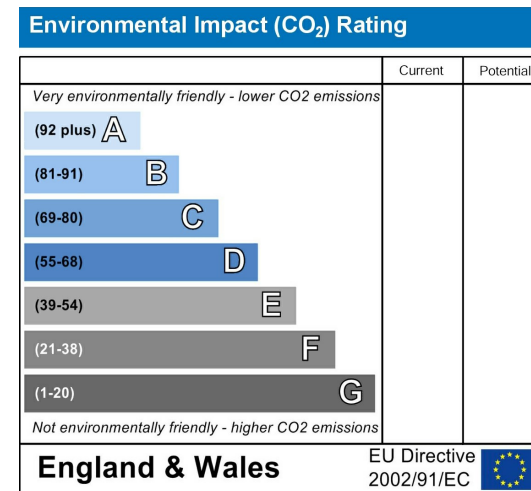
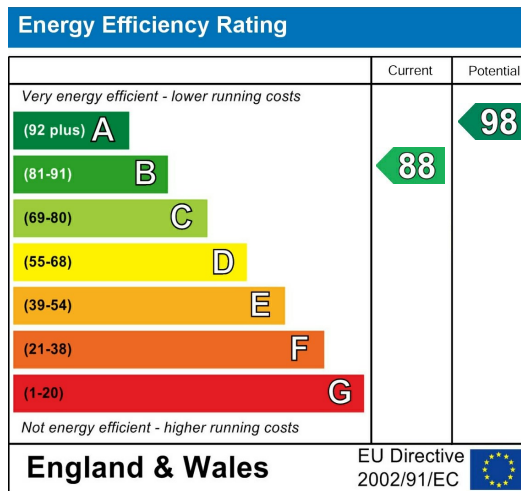
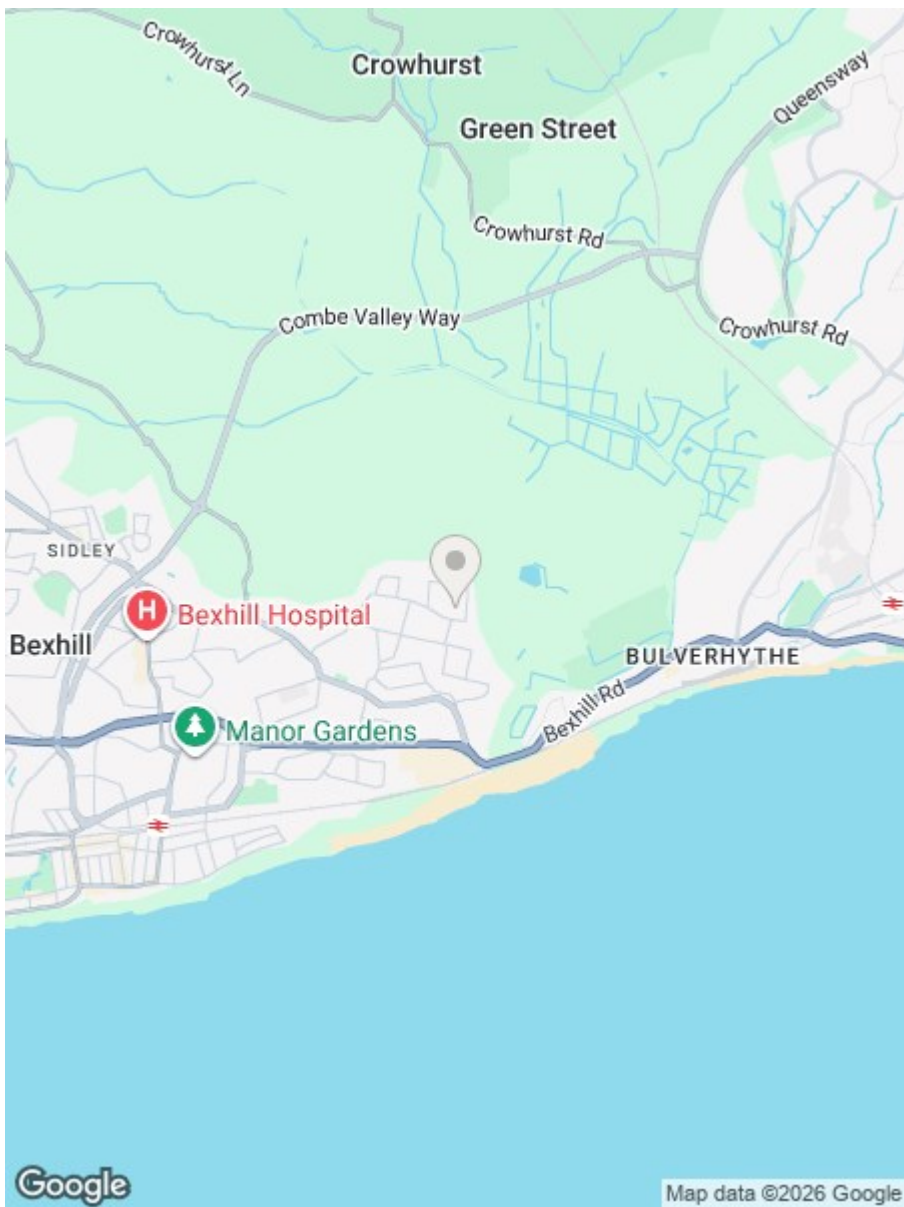


GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



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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