



**32 Kite Close,  
St. Leonards-On-Sea, East Sussex TN38 8DR  
£279,950**

Rarely available, Rush Witt & Wilson are proud to present this two bedroom link-detached bungalow set in a peaceful cul-de-sac within the popular residential area of West St Leonards. The property is located within walking distance to local bus routes, local shops and has been well cared for over recent years with accommodation comprising entrance hall, cloakroom/wc, fitted kitchen, lounge with dining area, two double bedrooms and a bathroom/wc. Externally to the front there is an area of garden, driveway providing off road parking for a minimum of two vehicles together with a garage and to the rear an enclosed garden that is of a good size. Bungalows in Kite Close rarely stay on the open market for any length of time and viewings are highly recommended via appointed sole agents Rush Witt & Wilson.

### Entrance Hall

21'2 (6.45m)

Upvc entrance door with window to side, coved ceiling, carpet as laid, radiator, telephone point, access to loft space, airing cupboard, doors off to the following:

### Cloakroom/WC

Double glazed opaque window to side, low level wc, wash hand basin with tiled splashback, coved ceiling, vinyl flooring.

### Lounge/Diner

21'9 x 11'10 (6.63m x 3.61m)

Double glazed window to front, upvc French door leading out to the rear garden providing the room with a double aspect, coved ceiling, carpet as laid, tv aerial point, feature fireplace with inset electric fire.



### Kitchen

10'10 x 8'10 (3.30m x 2.69m)

Upvc door to side with adjacent upvc window, range of matching wall and base units with work surfaces over, inset stainless steel sink with side drainer and mixer tap, inset four ring electric hob with electric fan over set below and cooker hood above, part tiled walls, wall mounted combination boiler, space and plumbing for washing machine, space for fridge/freezer, radiator, coved ceiling, vinyl flooring.



### Bedroom One

12' x 10'5 (3.66m x 3.18m)

Double glazed window to rear overlooking the garden, radiator, coved ceiling, carpet as laid.

### Bedroom Two

12' x 7'11 (3.66m x 2.41m)

Double glazed window to front, radiator, coved ceiling, carpet as laid.



### Bathroom

7'8 x 6'10 (2.34m x 2.08m)

Double glazed opaque window to side, panel enclosed bath with wall mounted mixer shower, low level wc, pedestal wash hand basin, part tiled walls, radiator, coved ceiling, vinyl flooring.



## Outside

### Front Garden

Driveway providing off road parking for a minimum of two vehicles, area of lawn with shrubs to borders, gated side access.

### Garage

Up and over door, light and power, courtesy door leading to the rear garden..

### Rear Garden

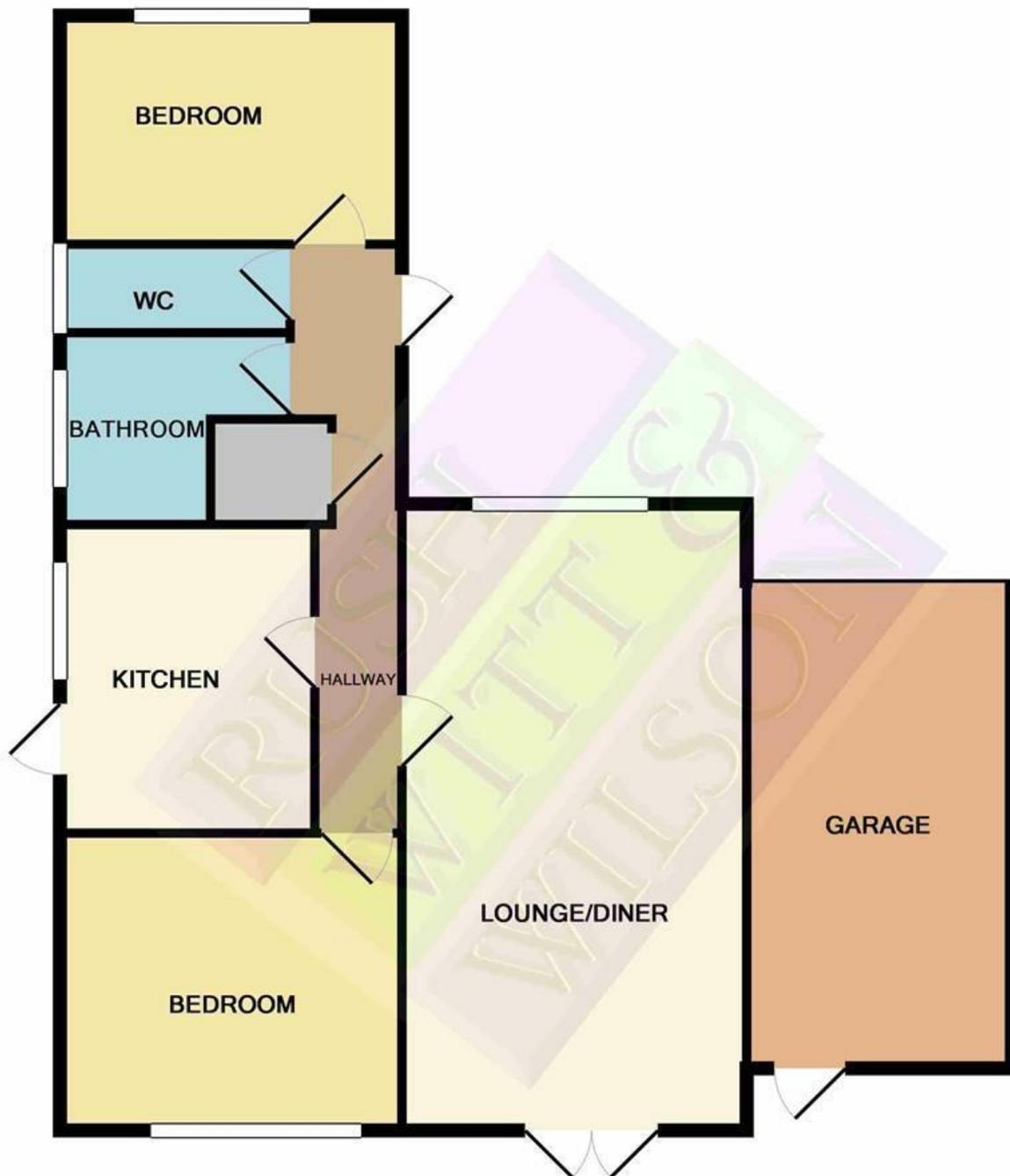
Fully enclosed with mature trees and shrubs to borders, area of patio, level area of lawn, shed, outside tap.

### 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.





TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.5 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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