

**RUSH
WITT &
WILSON**



21 Broad View, Bexhill-On-Sea, East Sussex TN39 4HN
£325,000

A two bedroom detached bungalow situated in the beautiful Broad Oak area of Bexhill with garage, gas central heating system, double glazed windows and doors, spacious Larkin built bungalow, kitchen/ breakfast room, full bathroom suite with additional cloakroom, off road parking, driveway for off road parking, private front and rear gardens. Viewing recommended by RWW.



Entrance Hall

With entrance door, built in storage cupboard, single radiator, additional storage cupboard, access to roof space.

Cloakroom

WC with low level flush, obscured glass window to the side elevation, single radiator, airing cupboard.

Living Room

19'2 x 13'2 (5.84m x 4.01m)

Windows to both front and side elevations, double radiator, feature fireplace.

Kitchen/ Breakfast Room

12'4 x 10'10 (3.76m x 3.30m)

Window to side elevation, door leading to side, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, double radiator, plumbing for washing machine, space for fridge and freezer, space for cooker, built in larder cupboard with window to the side and shelving.

Bedroom One

16'1 x 12'6 (4.90m x 3.81m)

Patio doors to rear garden, double radiator, built in wardrobe cupboard.

Bedroom Two

15'10 x 11'6 (4.83m x 3.51m)

Window to both side and rear elevation, fitted wardrobe cupboard, single radiator, wash hand basin with vanity cupboard beneath.

Bathroom

Suite comprising wc with low level flush, pedestal wash hand basin, panelled bath with wall mounted electric shower unit, controls and shower head, single radiator, obscured glass window to side elevation.

Outside

Front Garden

Mainly laid to lawn with shrubbery, driveway for off road parking, pathway to entrance, enclosed with hedging to all sides and retaining wall to the front, side access.

Rear Garden

Pleasant westerly aspect rear garden, mainly laid to lawn

with well stocked shrub beds, patio area for alfresco dining, timber framed shed, all enclosed with fencing to all sides.

Garage

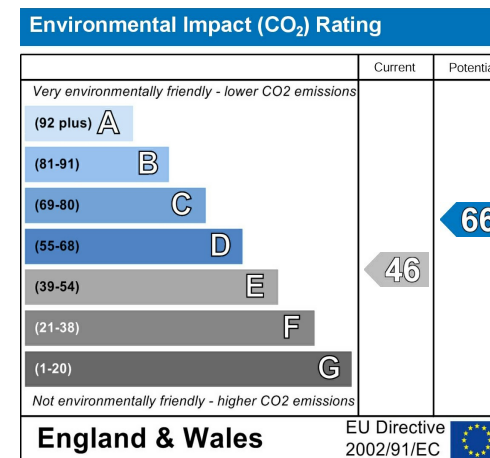
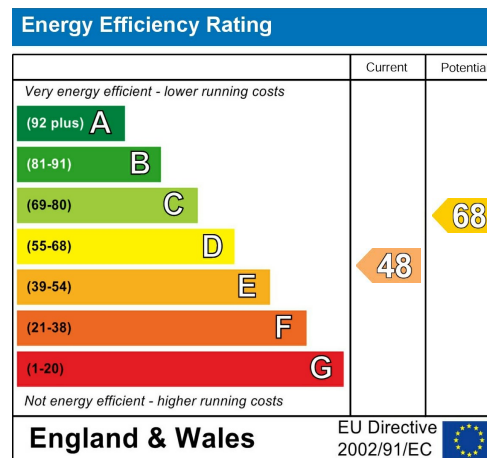
Integral garage with double opening doors, window and door to rear, wall mounted gas central heating and domestic hot water boiler.

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.







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