

**RUSH  
WITT &  
WILSON**



**8 Byfields Croft, Bexhill-On-Sea, East Sussex TN39 4JP**  
**£315,000**

**A spacious two/ three bedroom detached bungalow set in a quiet cul-de-sac location with garage and off road parking, two reception rooms, UPVC conservatory, private front and rear gardens, gas central heating, double glazed windows and doors, potential loft conversion, entrance porch, viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

Double glazed with sliding doors to front, tiled and courtesy light.

**Entrance Hall**

Access to the roof space and door through to garage, built-in airing cupboard with slatted shelving.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, single radiator, obscure glass window to side elevation, part tiled walls and tiled floor.

**Living Room**

16'11 x 13'1 (5.16m x 3.99m )

Dual aspect with windows to front and side elevations, double radiator, open brick fireplace.

**Dining Room**

14' x 11'9 (4.27m x 3.58m )

Double radiator, serving hatch through to kitchen, patio doors lead out to conservatory.

**Conservatory**

15'1 x 7' (4.60m x 2.13m )

Windows to both side and rear elevations, single radiator, door leading out to rear garden.

**Kitchen**

12' x 10'3 (3.66m x 3.12m )

Fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer stainless steel sink unit, plumbing for washing machine and dishwasher, vent for tumble dryer, space for fridge and freezer, double radiator, part tiled walls, door leading out to the side, built-in storage cupboard, window to rear elevation onto rear garden, space for cooker with extractor canopy and light.

**Bedroom One**

12'5 x 10' (3.78m x 3.05m )

Window to rear elevation onto rear garden, double radiator, fitted bedroom furniture comprising wardrobes, drawers and matching bedside cabinets.

**Bedroom Two**

12'2 x 7'7 (3.71m x 2.31m )

Window to front elevation, single radiator, fitted bedroom

furniture comprising overhead storage cupboards and mirror fronted wardrobes.

**Bathroom**

Suite comprises chrome heated towel rail, pedestal corner wash hand basin, walk-in shower cubicle with chrome controls and chrome shower head, obscure glass window to side elevation, fully tiled walls.

**Outside****Front Garden**

Lawned area with shingle low maintenance beds, well stocked shrub and flower beds, bricked pathway and driveway for several vehicles, patio area which leads to side access into the rear garden.

**Integral Garage**

Power and light and metal up and over door and personal door leading to the entrance hall.

**Rear Garden**

Mainly laid to lawn and all enclosed with fencing and mature shrubbery of various kinds, patio area for alfresco dining, outside water tap, covered seated area with climbing shrubs, apple and pear trees.

**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.

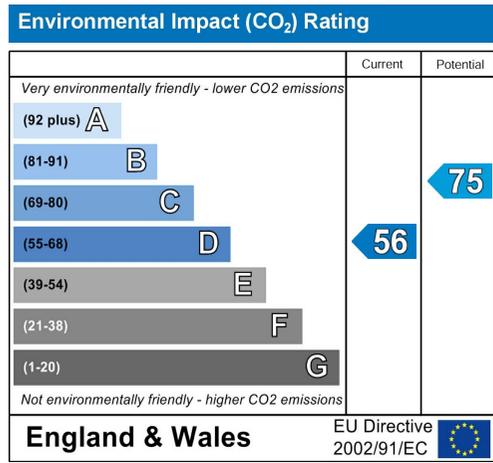
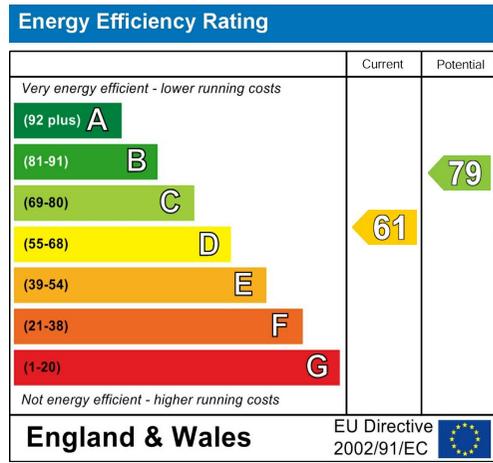




TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)

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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