

**RUSH
WITT &
WILSON**



41 Bancroft Road, Bexhill-On-Sea, East Sussex TN39 4AG
Offers In The Region Of £245,950

IN NEED OF REFURBISHMENT CALL RUSH WITT & WILSON BEXHILL TODAY TO ARRANGE A VIEWING

A two bedroom detached bungalow with gas central heating system, double glazed windows and doors, in need of refurbishment, UPVC double glazed conservatory, private front and rear gardens, off road parking, VACANT POSSESSION. Viewing considered essential by RWW, Bexhill



Entrance Hallway

Access to roof space, single radiator.

Living Room

13'9 x 12'9 (4.19m x 3.89m)

Window to rear elevation, double radiator, door through to conservatory, gas fire.

Upvc Conservatory

12'10 x 7'9 (3.91m x 2.36m)

Overlooks the rear garden, UPVC double glazed construction.

Kitchen

10' x 9'6 (3.05m x 2.90m)

Window to rear elevation. Fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer sink unit with mixer tap, gas hob, extractor canopy and light with oven and grill beneath, plumbing for washing machine, double radiator, pantry door to side.

Bedroom One

14'4 x 10'9 (4.37m x 3.28m)

Double radiator, window to front elevation, fitted bedroom furniture comprising wardrobes, dressing table.

Bedroom Two

9'3 x 8'9 (2.82m x 2.67m)

Window to front elevation, single radiator.

Bathroom

Suite comprising w.c. with low level flush, pedestal wash hand basin, walk-in shower with shower curtain, wall mounted electric shower unit, single radiator, window to side elevation.

Front Garden

Mainly laid to lawn and enclosed with picket fencing, off road parking.

Rear Garden

All enclosed with fencing and retaining wall, some trees.

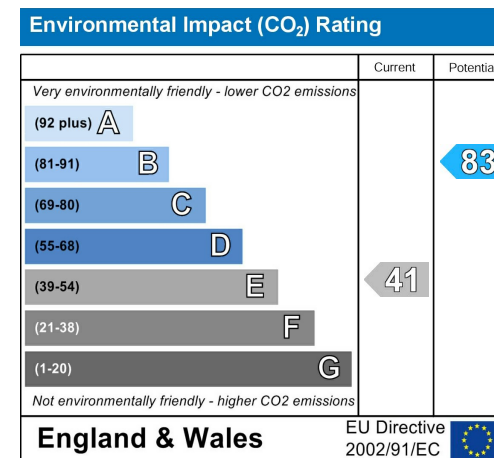
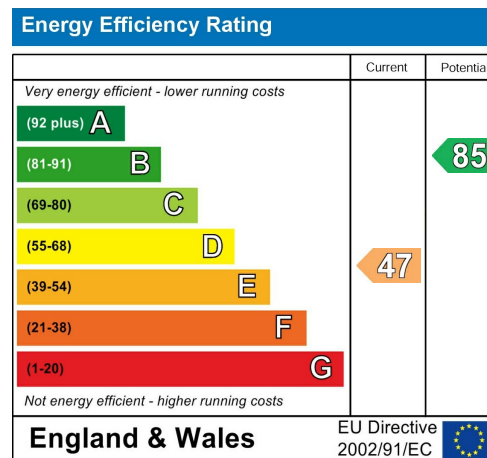
Agents Notes

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 713 SQ.FT. (66.2 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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