

**RUSH
WITT &
WILSON**



**63 Martyns Way, Bexhill-On-Sea, East Sussex TN40 2SE
£219,000**

*** IN NEED OF REFURBISHMENT* Two bedroom semi-detached bungalow, gas central heating system with modern radiators, double glazed windows and doors, detached garage, private front and rear gardens, long driveway, VACANT POSSESSION. Viewing recommended by RWW sole agents.**



Entrance Hallway

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

Living Room

17'10 x 12'5 (5.44m x 3.78m)

Window to front elevation, double radiator, fitted gas fire.

Kitchen

12'2 x 7'10 (3.71m x 2.39m)

Window to both side and front elevations, fitted kitchen comprising a range of base and wall level units with laminate roll edged work tops, single drainer sink unit with mixer tap, gas cooker point, part tiled walls, tiled plumbing for washing machine, space for tumble dryer.

Bedroom One

14'1 x 10'10 (4.29m x 3.30m)

Window to rear elevation, double radiator.

Bedroom Two

13'2 x 9'5 (4.01m x 2.87m)

Window to rear elevation, double radiator.

Bathroom

Suite comprising panelled bath, W.C. with low level flush, pedestal wash hand basin, double radiator, tiled walls.

Outside

Front Garden

Mainly laid to lawn with some mature shrubbery, long driveway.

Rear Garden

Mainly laid to lawn with some shrubs, patio area, all enclosed with fencing.

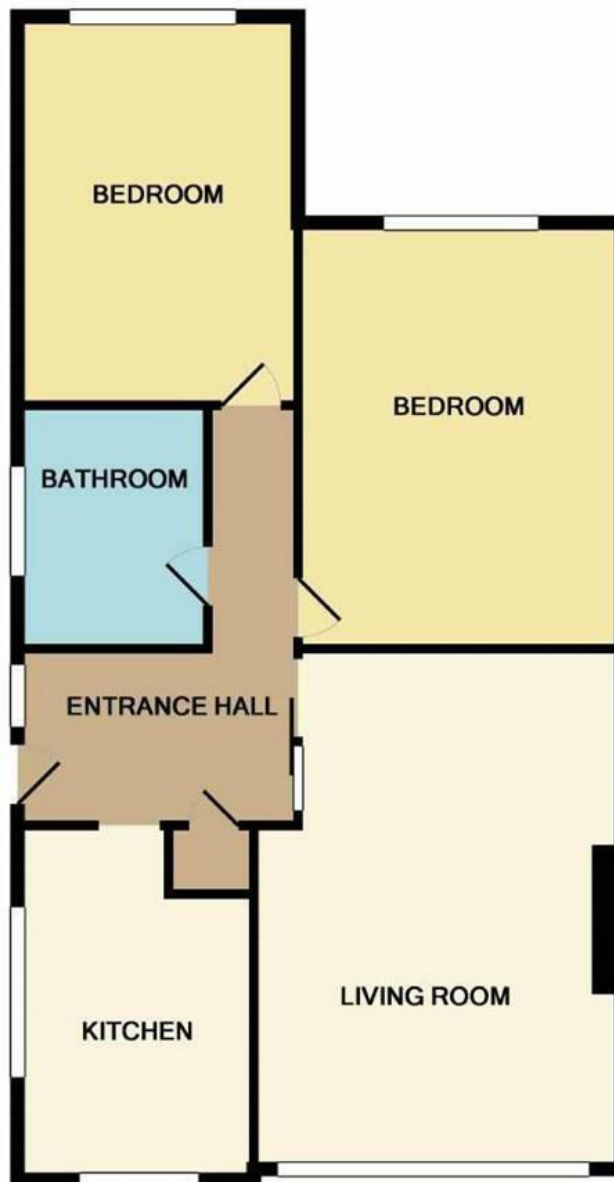
Detached Garage

Up and over door.

Agents Note

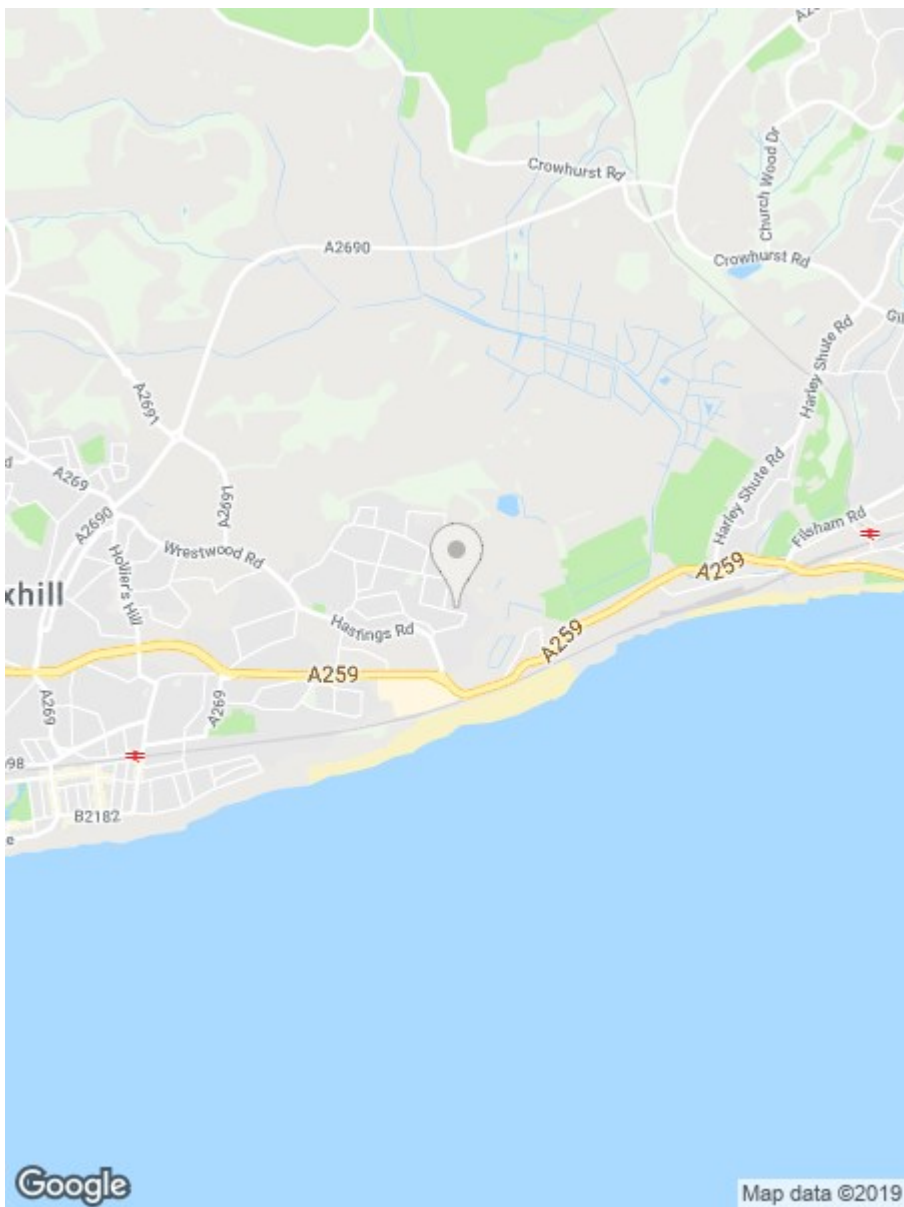
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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