

**RUSH
WITT &
WILSON**



**10 The Briary, Bexhill-On-Sea, East Sussex TN40 2ET
£389,950**

A three bedroom detached bungalow, with two reception rooms, gas central heating system, double glazed windows and doors, private front and rear gardens, garage, off road parking, viewing comes highly recommended by RWW. VACANT POSSESSION.



Entrance Porch

With entrance door.

Entrance Hallway

Access to roof space, built in airing cupboard, built in cloaks cupboard.

Living Room

12'10 x 11'3 (3.91m x 3.43m)

Window to the rear elevation, double radiator.

Dining Room

9' x 6'5 (2.74m x 1.96m)

Window and door to rear, double radiator, opens out onto living room.

Kitchen

12'4 x 7'9 (3.76m x 2.36m)

Two windows overlook the front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, gas hob with extractor canopy and light, built in double oven and grill, plumbing for dishwasher, plumbing for washing machine, some glazed wall units, built in fridge and freezer.

Bedroom One

12'1 x 10'7 (3.68m x 3.23m)

Window to the front elevation, single radiator, built in wardrobe cupboards.

Bedroom Two

13'4 x 9' (4.06m x 2.74m)

Window to the rear elevation, single radiator.

Bedroom Three

9'5 x 8'3 (2.87m x 2.51m)

Window to the front elevation, single radiator.

Cloakroom

WC with low level flush, wall mounted wash hand basin, single radiator, obscured glass window to the side elevation.

Bathroom

Suite comprising corner jacuzzi bath, wc with low level flush, pedestal wash hand basin, walk in shower with fixed showerhead and controls, heated towel rail, partly tiled walls, obscured glass window to the side elevation.

Outside**Front Garden**

Mainly laid to lawn with semi-circular patio area, to the side is a shrub bed, outside water tap, gate giving side access to the rear garden, off road parking is available on bricked paved driveway.

Rear Garden

Mainly laid to lawn with southerly aspect, with flower and shrub beds boarding the garden, all enclosed with fencing to all sides, summerhouse, timber framed shed, greenhouse, patio area for alfresco dining.

Garage

Single garage with up and over door, personal glazed door to the rear.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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