

**RUSH
WITT &
WILSON**



44 Ward Way, Bexhill-On-Sea, East Sussex TN39 4HL
£399,950

An opportunity to acquire this well presented three bedroom detached bungalow situated in this highly sought after location of West Bexhill. Offering a bright and spacious accommodation throughout the property comprises, bay fronted lounge, three double bedrooms, separate w.c., bathroom, modern fitted kitchen, well established front and rear gardens, off road parking and garage. Viewing comes highly recommended by Rush Witt & Wilson, Sole agents. Council Tax Band D.



Entrance Porch

Outer porch with entrance door leading to the entrance hallway.

Entrance Hallway

Radiator, wood flooring, storage cupboard with slatted shelving and additional storage above.

Lounge

16'0" x 12'9" (4.9m x 3.9m)

Double glazed window overlooking the front elevations with distant views towards the sea, double radiator, feature limestone fireplace with coal effect fire, additional windows overlooking both side elevation

Kitchen

12'9" x 12'5" (3.9m x 3.8m)

Fitted kitchen comprising a range of matching wall and base level units with laminate wood effect worktop surfaces, built-in electric oven with a four ring electric hob above, extractor canopy with light, one and a half bowl sink with drainer and hot and cold tap, under counter fridge and under counter freezer, integrated dishwasher, space and plumbing for washing machine and tumble dryer, tiled splashbacks, window overlooking the rear elevation. The kitchen also houses the gas central heating boiler, obscure glass panelled door giving access onto the side of the property.

Bedroom One

13'1" x 12'5" (4.0m x 3.8m)

Double radiator, window overlooking the front elevation with far reaching views towards the sea, built-in wardrobes with hanging space and additional shelving above.

Bedroom Two

10'5" x 8'10" (3.2m x 2.7m)

Built-in wardrobe cupboards with mirror sliding doors, single radiator, double glazed bay window overlooking the side elevations.

Bedroom Three/Dining Room

13'1" x 12'5" (4.0m x 3.8m)

Double radiator, double glazed window overlooking the side elevation, double glazed French doors giving access onto the rear elevations. Built-in storage space, comprising cupboards and fitted bookshelves.

Cloakroom

WC with low level flush, wall mounted wash hand basin with hot and cold taps, part tiled walls, obscure double glazed window overlooking the side elevation.

Bathroom

Suite comprising panelled bath with wall mounted electric power shower with chrome shower attachment and chrome shower head, pedestal wash hand basin with hot and cold tap, obscure glazed window overlooking the side elevation, single radiator.

Outside

Front Garden

To the front of the property there are some mature and well established gardens with a mixture of plants, trees and shrubs, off road parking providing off road parking for multiple vehicles.

Rear Garden

Well established and well maintained gardens with a mixture of plants, shrubs and trees, lawn area and a mixture of patios to enjoy alfresco dining, side access is available.

Single Garage

With up and over door, power and light.

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.

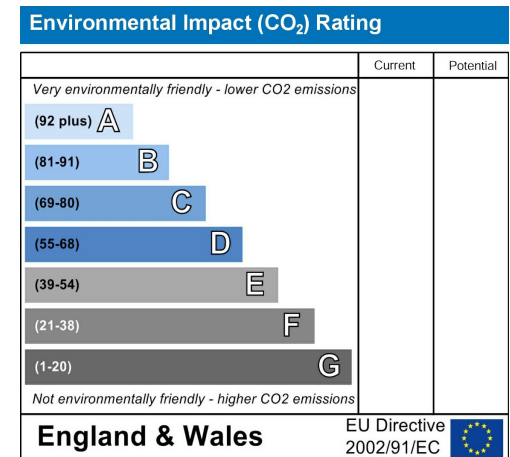
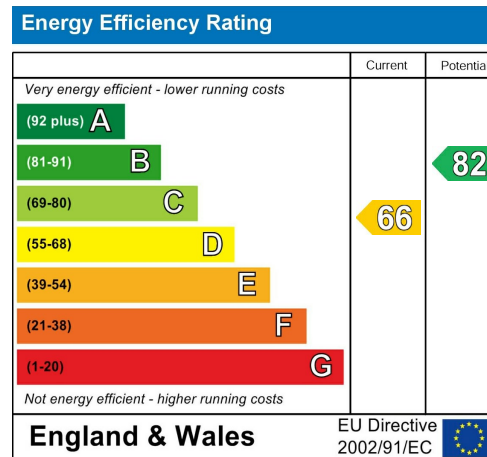
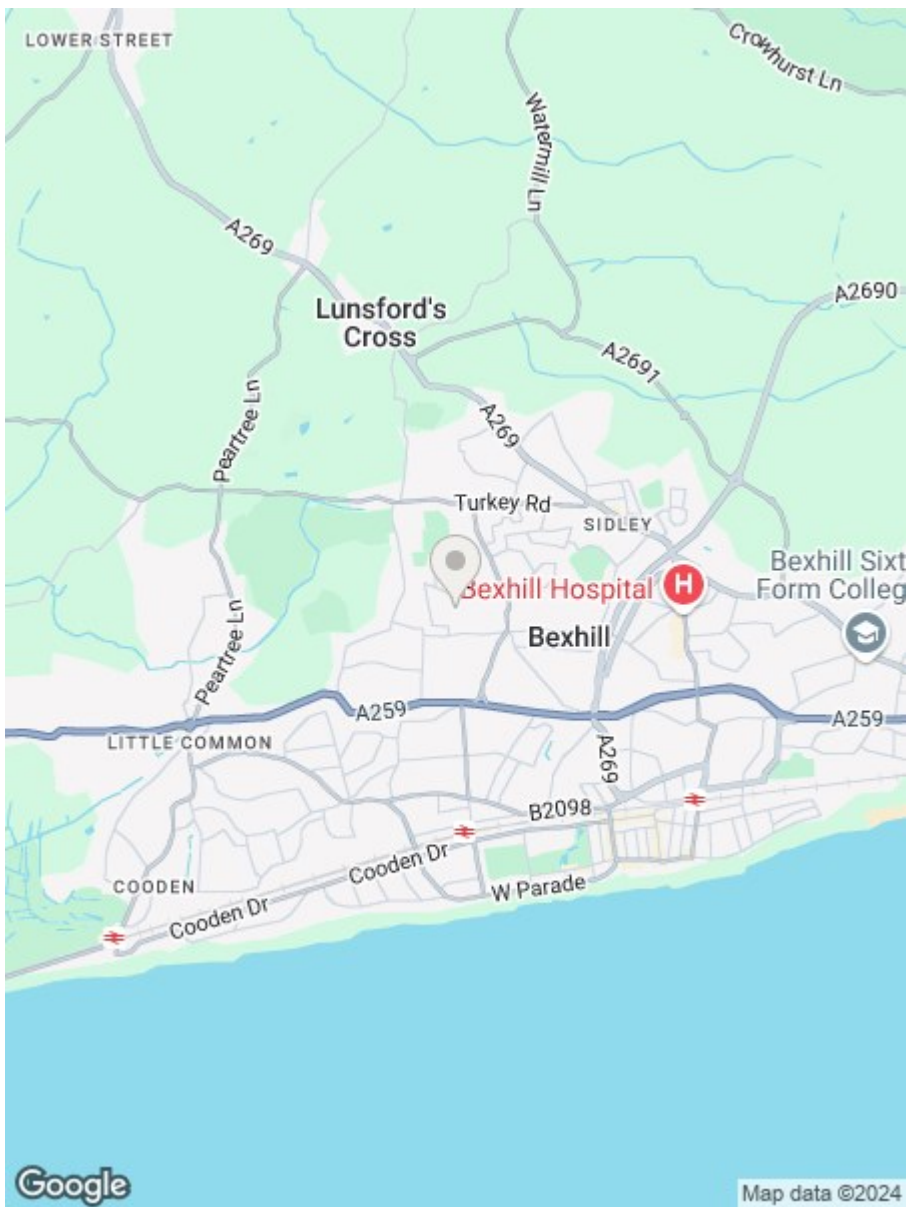


GROUND FLOOR
1164 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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