

**RUSH  
WITT &  
WILSON**



**3 Primrose Hill, Bexhill-On-Sea, East Sussex TN39 4LP  
£485,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented, fully refurbished two bedroom detached bungalow, ideally located in this quiet and sought after cul-de-sac location of West Bexhill. Having been extensively modernized and refurbished by the current owners to an exceptional standard throughout, the property comprises, double aspect lounge/diner, recently fitted kitchen/breakfast room with built in appliances, two large double bedrooms, modern fitted shower room and separate wc. Other internal benefits include newly fitted gas central heating system to new radiators with brand new boiler in the loft, recently fitted double glazed windows throughout, new internal doors, upgraded electrics with brand new light sockets and brand new electric consumer unit. Externally the property boast a stunning, private and secluded south westerly rear garden, large front garden and resin laid driveway providing off road parking for multiple vehicles leading to the integral garage. Conveniently situated on this generous corner plot, in this highly sought after location, within easy access to Broadoak Park and Little Common Village. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning detached bungalow in this highly popular location.



### **Porch**

6'6" x 4'3" (2 x 1.30)

Double glazed windows to the side and front elevations, double glazed roof, obscured double glazed internal front door leading to hallway.

### **Hallway**

Radiator, large airing cupboard with heated chrome towel rail, slatted shelving and storage cupboard above, door with internal access into garage, access to loft space with fitted pull down loft ladder, ( large loft space which is part boarded and houses the recently fitted gas central heating combination boiler.

### **Lounge/Dining Room**

20'0" x 13'1" (6.11 x 4)

Newly fitted double glazed window to the rear elevation, double glazed bay window to the front elevation, two radiators, wall mounted modern electric fireplace with remote controls and flame effect fire, door leading through to the kitchen/breakfast room.

### **Kitchen/Breakfast Room**

11'10" x 10'7" (3.62 x 3.24)

Double aspect double glazed windows to the front and side elevations, obscure double glazed door to the rear elevation giving access onto the rear garden, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for freestanding fridge/freezer, integrated eye level electric double oven and grill, work top mounted induction hob with fitted stainless steel extractor hood above, plumbing space for washing machine, stainless steel bowl and half sink with drainer and mixer tap, integrated dishwasher, breakfast bar, TV point, part tiled walls, tiled floor.

### **Bedroom One**

18'0" x 11'11" (5.51 x 3.64)

Double aspect, double glazed windows to the front and side elevations, radiator.

### **Bedroom Two**

14'1" x 11'11" (4.30 x 3.64)

Double glazed window to the front elevation, radiator.

### **Shower Room**

Obscured double glazed window to the rear elevation,

heated chrome towel rail, modern white suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc with concealed cistern, large walk in corner shower cubicle with wall mounted shower controls and shower attachment, tiled walls and tiled floor, mirrored bathroom cabinet with lighting and electric shaver point, extractor fan.

### **Separate WC**

Obscured double glazed window to the rear elevation, radiator, low level wc, wash hand basin with mixer tap and storage cupboard beneath, part tiled walls, tiled floor.

### **Outside**

#### **Rear Garden**

South westerly facing private and secluded rear garden, with Indian sandstone sun patio, the rest of the garden is mainly lid to lawn with mature plants and shrubs, boarded by newly fitted close board fencing, brand new timber garden shed, external power point and outside tap, recently laid resin pathway leading down the side of the property with gated access to the front.

#### **Front Garden**

Large front garden which is mainly laid to lawn with mature plants and shrubs, blocked paved pathway leading to the front door, resin driveway providing off road parking for multiple vehicles leading to the integral single garage.

#### **Integral Garage**

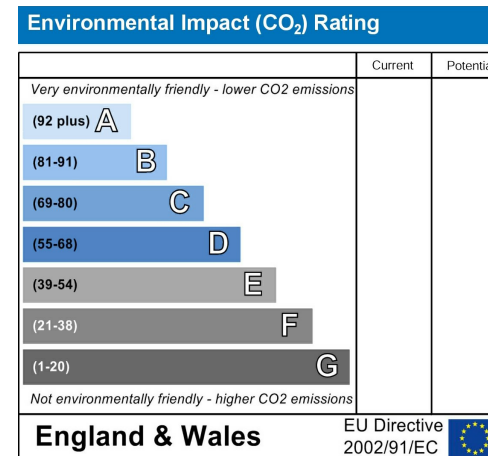
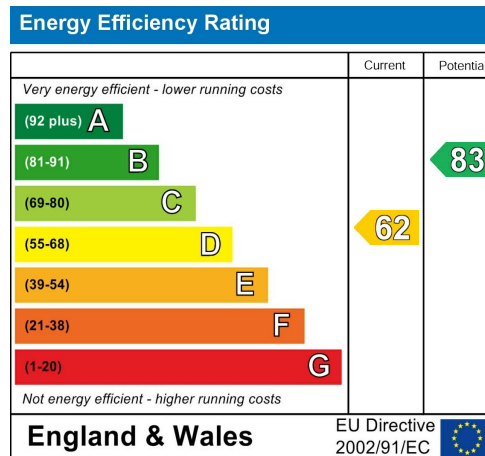
With electric up and over door, light, power and water, internal door leading into the property.

#### **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.







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