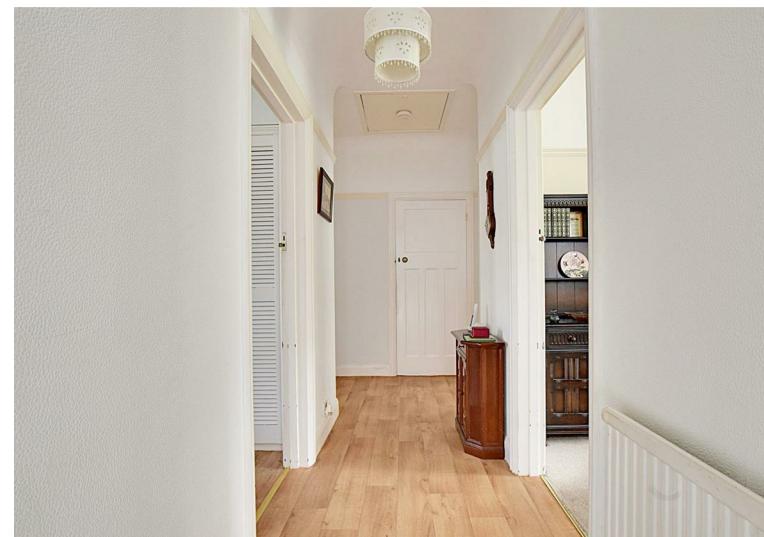


RUSH
WITT &
WILSON



135 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HR
£390,000

A very special detached two bedroom bungalow with extensive gardens, large tandem coach house/garage, modern kitchen/breakfast room, sunroom to the rear and south facing rear garden. The property also benefits from gas central heating system, double glazed windows and doors and no onward chain. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Entrance Porch

Windows to the side, front and rear elevations, porch door.

Entrance Hall

Entrance door, single radiator, access to loft space, doors off to the following:

Living Room

17'2 x 11'5 (5.23m x 3.48m)

Windows to the rear and side elevations, double radiator, single radiator, brick built fireplace.

Sun Room

13'7 x 5'6 (4.14m x 1.68m)

Overlooking the southerly rear elevation with French doors leading onto the rear garden, single radiator.

Kitchen/Breakfast Room

15'3 x 11'2 (4.65m x 3.40m)

Windows to the front and side elevations, single radiator, modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktop surfaces, one and a half bowl sink with side drainer and mixer tap, electric hob with extractor canopy and light above, integral oven, grill and microwave above, space and plumbing for washing machine, large built in storage cupboard housing the gas central heating boiler, built in fridge, space for table and chairs.

Bedroom One

13'6 x 11'3 (4.11m x 3.43m)

Window to the front elevation, double radiator, fitted wardrobe cupboards and dressing table.

Bedroom Two

11'3 x 11'6 (3.43m x 3.51m)

Windows to the side and rear elevations, double radiator, built in wardrobe cupboard.

Shower Room

Suite comprising low level wc, pedestal wash hand basin, single radiator, walk in shower cubicle with aqualisa splashbacks, glass shower screen, chrome controls, chrome shower head, obscure glass window to the side elevation.

Outside**Front Garden**

Mainly laid to lawn with shrubbery, driveway providing ample off road parking, pathway leading to the front entrance.

Rear Garden

Particular feature of the property being extensive in size, southerly facing, brick built storage cupboard, large timber framed shed, log store and potting shed, greenhouse, the garden is divided into two sections and is predominantly laid to lawn with a whole host of mature shrubbery, plants and trees of various kinds, orchard area with apple trees extends onto another lawned area with raised vegetable beds, enclosed with a combination of mature hedging and fencing to all sides adding complete privacy and seclusion.

Detached Coach House/Tandem Garage

36'6 x 9'1 (11.13m x 2.77m)

Double length, triple folding sliding doors to the front, personal door to the side, power and light connected.

Workshop

14'6 x 8'9 (4.42m x 2.67m)

Window to side elevation, personal door to rear, storage cupboard.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. **Photos, Videos etc:** The photographs, property videos

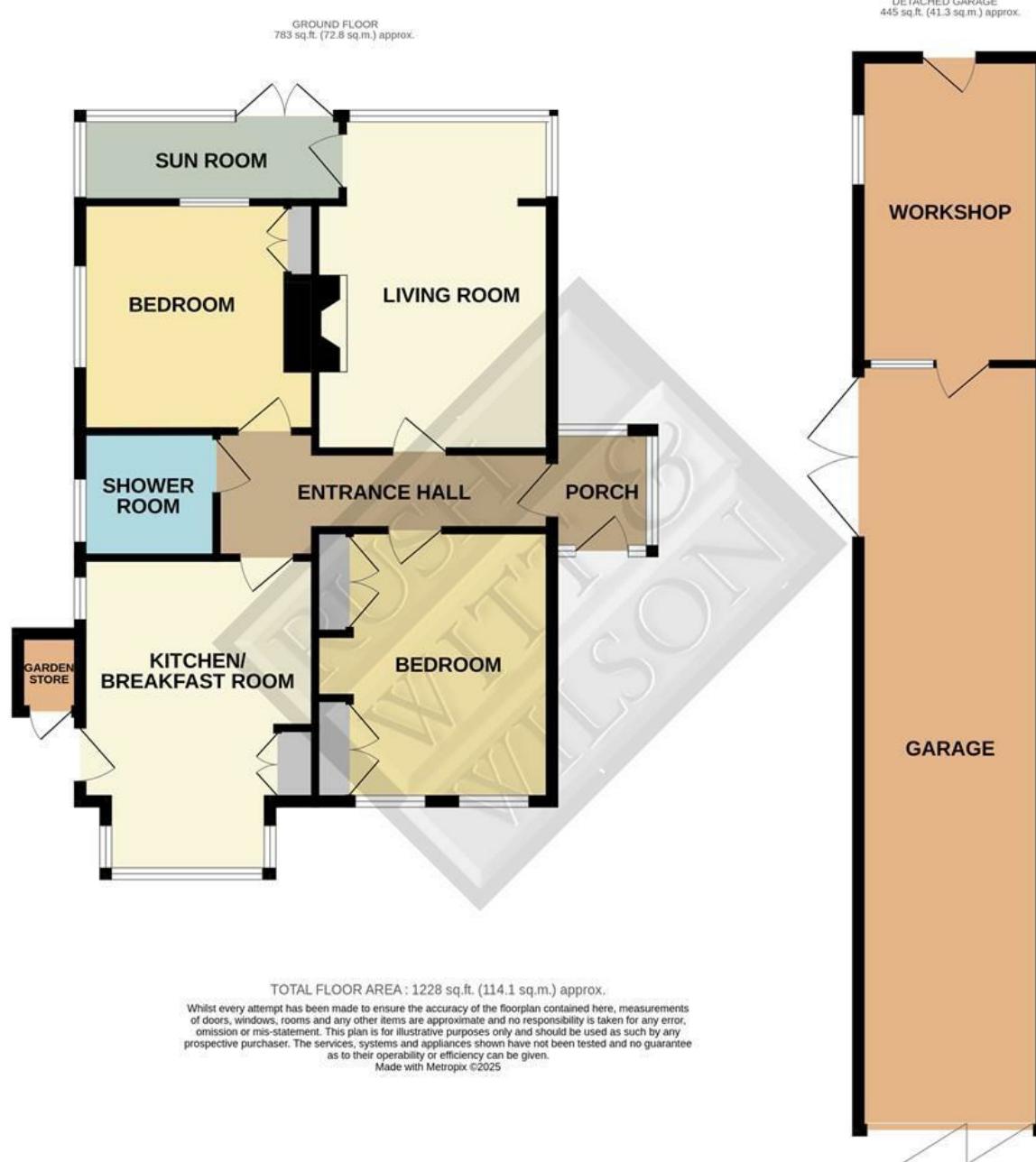
and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

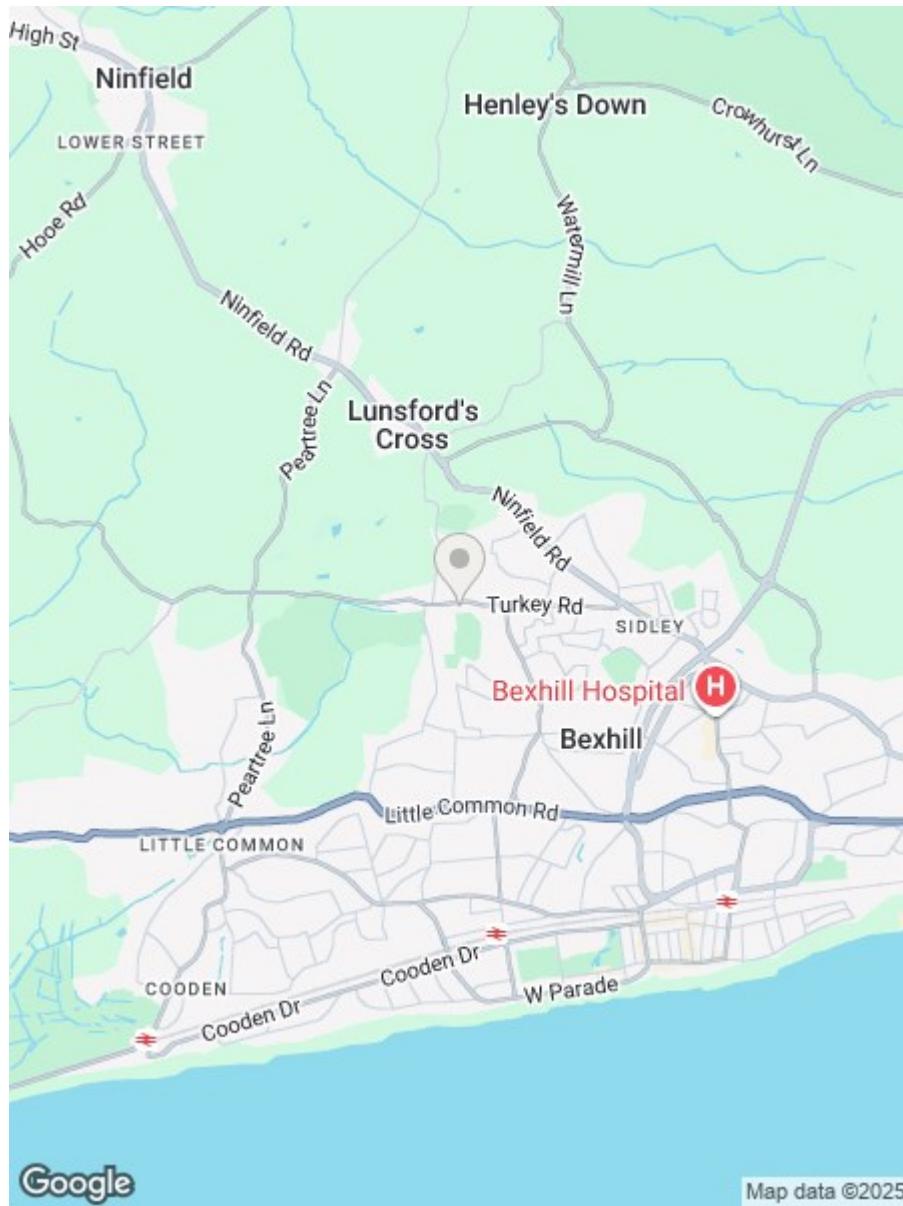
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. **VAT:** The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







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	

57 73

Environmental Impact (CO₂) 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	