

**RUSH
WITT &
WILSON**



**14 Greenways, Bexhill-On-Sea, Sussex TN39 5HS
£475,000**

A rare opportunity to acquire this exceptionally well presented and deceptively spacious two bedroom detached bungalow, ideally located in this quiet and sought after cul-de-sac location. Offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, separate dining room, two large double bedrooms, fitted kitchen/breakfast room and a modern fitted bath/shower room. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally, the property boasts a stunning private and secluded westerly facing rear garden, front garden, driveway providing off road parking for multiple vehicles leading to the garage. Conveniently situated in the leafy Highwoods area of Bexhill, with easy access to local amenities, doctors surgery, golf club and woodland walks. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow in this quiet and sought after location.



Entrance Hall

Obscured double glazed front door to the side elevation, with obscured double glazed window leading to the entrance hall, with radiator, storage cupboard with fitted shelving and additional storage cupboard above, large airing cupboard with slatted shelving and additional storage cupboard above, access to loft space with pull down ladder.

Kitchen

11'2" x 10'3" (3.42 x 3.13)

Double glazed windows to the side elevation, obscured double glazed door to the side elevation giving access to the side of the property, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for freestanding fridge/freezer, plumbing space for washing machine, stainless steel single sink with drainer and mixer tap, plumbing space for slimline dishwasher, space for freestanding cooker with fitted extractor hood above, large walk in larder with obscured double glazed window to the side elevation and fitted shelving, part tiled walls, tiled floor.

Dining Room

12'0" x 9'10" (3.66 x 3.02)

Double aspect, double glazed windows to the front and side elevations, internal single glazed double doors leading through to lounge, radiator.

Lounge

17'8" x 15'5" (5.39 x 4.71)

Double aspect windows with double glazed windows to the side elevation, double glazed bay window to the rear elevation with double glazed door giving direct access onto the garden, radiator, feature fireplace with fitted gas fire, wall mounted up lighters.

Bedroom One

13'10" x 11'10" (4.23 x 3.62)

Double glazed window to the rear elevation overlooking the rear garden, radiator.

Bedroom Two

13'3" x 12'11" (4.06 x 3.95)

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

Bathroom

Obscured double glazed window to the side elevation, heated white towel rail, modern fitted white bathroom suite comprising wall mounted vanity unit with wash hand basin and storage drawers beneath, large walk in corner shower cubicle with shower attachment, rain effect showerhead and jet washers, low level wc, panelled enclosed bath with mixer tap and shower attachment, fully tiled walls, recessed ceiling spotlights, extractor fan.

Outside

Rear Garden

A beautifully maintained private and secluded westerly facing rear garden with sun patio which extends down the side of the property leading to the rear access door to the garage, the rest if the garden is mainly laid to lawn with extensive and mature plant, shrub and hedge borders, two timber garden sheds, greenhouse, gated access down one side of the property leading to the front, outside lighting.

Garage

Electric up and over door, with light and power, fitted shelving, gas meter, obscured double glazed windows and door giving access onto the rear garden.

Front Garden

With driveway providing off road parking for multiple vehicles with pathway leading to the front door, mainly laid to lawn with some mature plant, shrub and hedge borders.

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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