

**RUSH  
WITT &  
WILSON**



**32 The Highlands, Bexhill-On-Sea, East Sussex TN39 5HL  
£499,000**

**A stunning three bedroom detached bungalow set in extensive gardens, beautiful location and presented to an exceptional standard by the current vendors. The property is fitted with oak doors throughout, inset wood burning stove in the main living room, stunning kitchen/breakfast room complete with granite worktops and central island, snug, modern bathroom with additional cloakroom, gas central heating system and double glazed windows and doors, two reception rooms, spacious entrance porch, detached office, extensive off road parking, garage. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Porch**

With entrance door, window to the side elevation, laminate wood flooring.

### **Entrance Hallway**

Access to roof space, built-in airing cupboard and double radiator.

### **Cloakroom**

With low level flush and wash hand basin, double radiator, obscure glass window to the side elevation,

### **Living Room**

17'7 x 11'10 (5.36m x 3.61m )

Two windows overlook the side elevation, two wall light points, beautiful inset wood burning stove with oak mantle and surround, double radiator.

### **Snug**

12'5 x 11'3 (3.78m x 3.43m )

Double radiator, window to the rear elevation, access either via the living room with sliding doors or from the breakfast room area of the kitchen.

### **Kitchen/ Breakfast Room**

20'6 x 11'2 (6.25m x 3.40m )

Beautiful kitchen comprising a range of granite worktops complete with island, twin bowl stainless steel sink unit, breakfast bar, inset oven and grill, with gas hob, plumbing for washing machine and dishwasher, concealed lighting, built-in fridge and freezer, door and window to the side elevation.

### **Breakfast Room Area**

11'8 x 10'5 (3.56m x 3.18m )

French doors lead out to a beautiful decked veranda area, windows to the rear elevation, double radiator, laminate wood flooring.

### **Bedroom One**

12' x 9'9 (3.66m x 2.97m )

Window to front elevation, laminate wood flooring, double radiator.

### **Bedroom Two**

11'5 x 8'8 (3.48m x 2.64m )

Window to front elevation, double radiator, laminate wood flooring.

### **Bedroom Three**

9'5 x 7'9 (2.87m x 2.36m )

Window to side elevation, double radiator, laminate wood flooring.

### **Bathroom**

Modern suite comprising shower bath with shower screen, chrome controls and hand shower attachment, additional fixed shower head, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, obscure glass window to the side elevation, tiled walls, heated chrome tiled rail.

### **Outside**

#### **Front Garden**

Mainly laid to lawn and has a beautiful country style aspect with mature hedging, extensive off road parking and shrubs, side access is available to either side of the property to the rear garden.

#### **Rear Garden**

#### **Garage**

Single garage with up and over door with power and light and personal door to the rear.

#### **Side & Rear Garden**

To the side of the property there is a beautiful ranch style veranda perfect for alfresco dining and moving out to the rear of the garden is a beautiful patio sun terrace with an outside water tap and the garden is mainly laid to lawn with a whole host of different tree, shrubs and plants of various kinds offering complete privacy and seclusion. There is a raised allotment area at the bottom of the garden, large timber framed shed, and insulated detached office building with pitched tiled roof, power and light suitable for working from home. The garden is fully enclosed with fencing to all sides.

#### **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  
 APPROX. FLOOR  
 AREA 1186 SQ.FT.  
 (110.2 SQ.M.)

OUTBUILDING  
 APPROX. FLOOR  
 AREA 239 SQ.FT.  
 (22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1425 SQ.FT. (132.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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