

RUSH  
WITT &  
WILSON



**5 The Mead, Bexhill-On-Sea, East Sussex TN39 3TP  
£420,000**

**A three bedroom detached bungalow situated in this sought after location of West Bexhill, comprising three bedrooms, large living/dining room, fitted kitchen, separate w.c., shower room, conservatory. Other internal benefits include gas central heating to radiators and double glazed windows to and doors throughout. Externally the property offers off road parking for multiple vehicles and private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band E.**



## **Entrance Porch**

With glass panelled door leading to:

## **Entrance Hallway**

With wood framed front door, radiator, access to loft space, airing cupboard with slatted shelving and additional cloaks cupboard.

## **Kitchen**

12'0" x 11'5" (3.68m x 3.5m )

Fitted kitchen with range of matching wall and base level units with laminate straight edge work top surfaces, sink with drainer and mixer tap, integrated electric oven and grill, four ring gas hob with extractor fan above, space for free standing fridge and freezer, space and plumbing for washing machine and space and plumbing for dishwasher, tiled splashbacks, double glazed windows to the rear elevation, obscure glass panelled door to the side, double radiator.

## **Living Room**

19'8" x 17'8" (6m x 5.39m )

Double radiator and single radiator, dual aspect with windows to the side and rear elevations, feature fire with tiled surround, glass panelled door giving access onto the conservatory, serving hatch from kitchen.

## **Conservatory**

13'5" x 6'10" (4.1m x 2.1m )

Dual aspect with double glazed windows to the side and rear elevations with glass panelled door leading out onto the rear garden.

## **Separate WC**

With modern suite comprising w.c. with low level flush, wash hand basin with hot and cold tap, tiled floor and part tiled walls.

## **Bedroom Three**

12'0" x 6'11" (3.67m x 2.11m )

Double glazed windows to the front elevation, radiator.

## **Bedroom Two**

14'2" x 8'11" (4.34m x 2.72m )

Double glazed windows to the front elevation, radiator.

## **Shower Room**

Suite comprising w.c. with low level flush, pedestal mounted wash hand basin with hot and cold tap, walk-in shower

cubicle with wall mounted shower controls, shower attachment and shower head, obscure double glazed windows to side elevations and chrome heated towel rail.

## **Bedroom One**

14'1" x 12'4" (4.3m x 3.78m )

Double glazed windows to the rear elevation overlooking the rear garden. Radiator.

## **Outside**

### **Front Garden**

Driveway providing off road parking for multiple vehicles, mainly laid to lawn with shrub borders.

### **Garage**

With double doors, power, light and housing the gas central heating system.

### **Rear Garden**

Mainly laid to lawn and with patio area suitable for alfresco dining, well established garden with shrubs, plants and small trees of various kinds, fencing enclosed to all sides and side access is available.

### **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.

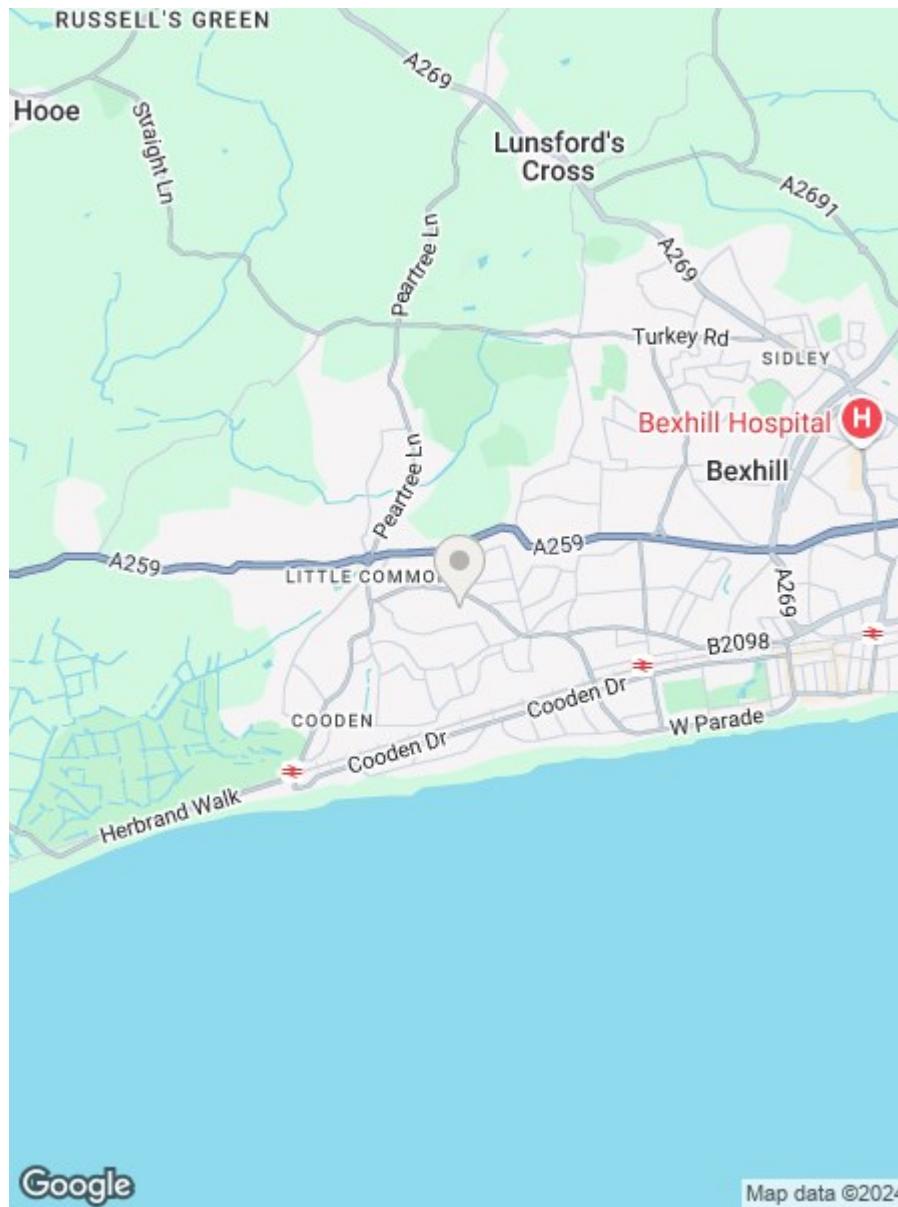


GROUND FLOOR  
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA: 1379 sq.ft. (128.1 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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### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	