

**RUSH  
WITT &  
WILSON**



**4 Bicton Gardens, Bexhill-On-Sea, East Sussex TN39 3TB  
£625,000**

**A very special two double bedroom detached bungalow, situated in the highly sought after Collington West area of Bexhill, VACANT POSSESSION, gas central heating system, double glazed windows and door, entrance porch, kitchen/breakfast room, spacious utility room, additional cloakroom, private front and stunning southerly facing rear gardens, over-sized garage, viewing comes highly recommended by RWW sole agents. Council Tax Band E.**



### **Entrance Porch**

With entrance door, window overlooks the side elevation.

### **Entrance Hallway**

Double radiator.

### **Living Room**

16'9" x 14'11" (5.13 x 4.55)

Window overlooks the beautiful rear gardens with southerly elevation. two double radiators, granite effect fireplace with real flame coal gas fire.

### **Kitchen/Breakfast Room**

19'8" x 9'11" (6.01 x 3.03)

Windows overlook the side elevation, French doors lead out onto a beautiful patio area, radiator, modern fitted kitchen comprising a range of fitted base and wall units with Corian worktops with inset composite sink unit and mixer tap, tiled splashbacks, gas hob with extractor canopy and lights, built in AEG double oven with grill, single radiator and breakfast bar.

### **Utility Room**

13'4" x 8'0" (4.07 x 2.46)

Windows overlook the front, rear and side elevations, double radiator, base units with twin bowl stainless sink unit with mixer tap, plumbing for the washing machine, space for tumble dryer, wall mounted gas central heating and domestic hot water boiler, double radiator, large storage cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscured glass window to both the rear and side elevations.

### **Inner Hallway**

### **Bedroom One**

13'9" x 13'5" (4.20 x 4.09)

Windows to both the front and side elevations, single radiator, fitted wardrobe cupboards.

### **Bedroom Two**

11'11" x 13'1" (3.65 x 4)

Windows to the front and side elevations, single radiator.

### **Bathroom**

Suite comprising panelled bath with hand/shower

attachment and fixing, wc with low level flush, bidet, wash hand basin with vanity unit beneath, vanity worktop, obscure glass windows to the side elevation, tiled walls, double radiator, built in airing cupboard.

### **Outside**

#### **Front Gardens**

Mainly designed with low maintenance in mind, extensive off road parking is available on bricked paved driveway and off road parking area, some shrubbery, side access is available, fencing to one side.

#### **Rear Garden**

A particular feature to the property with a southerly aspect, mainly laid to lawn, stunning patio areas are available for alfresco dining, allotment area, the garden is well stocked with a whole host of mature shrubbery, plants and trees of various kinds, timber framed potting shed, all enclosed with fencing to all sides offering privacy and seclusion.

#### **Side Garden**

Outside water tap, neatly kept shrub and flowerbeds, private and secluded, timber framed shed.

#### **Single Garage**

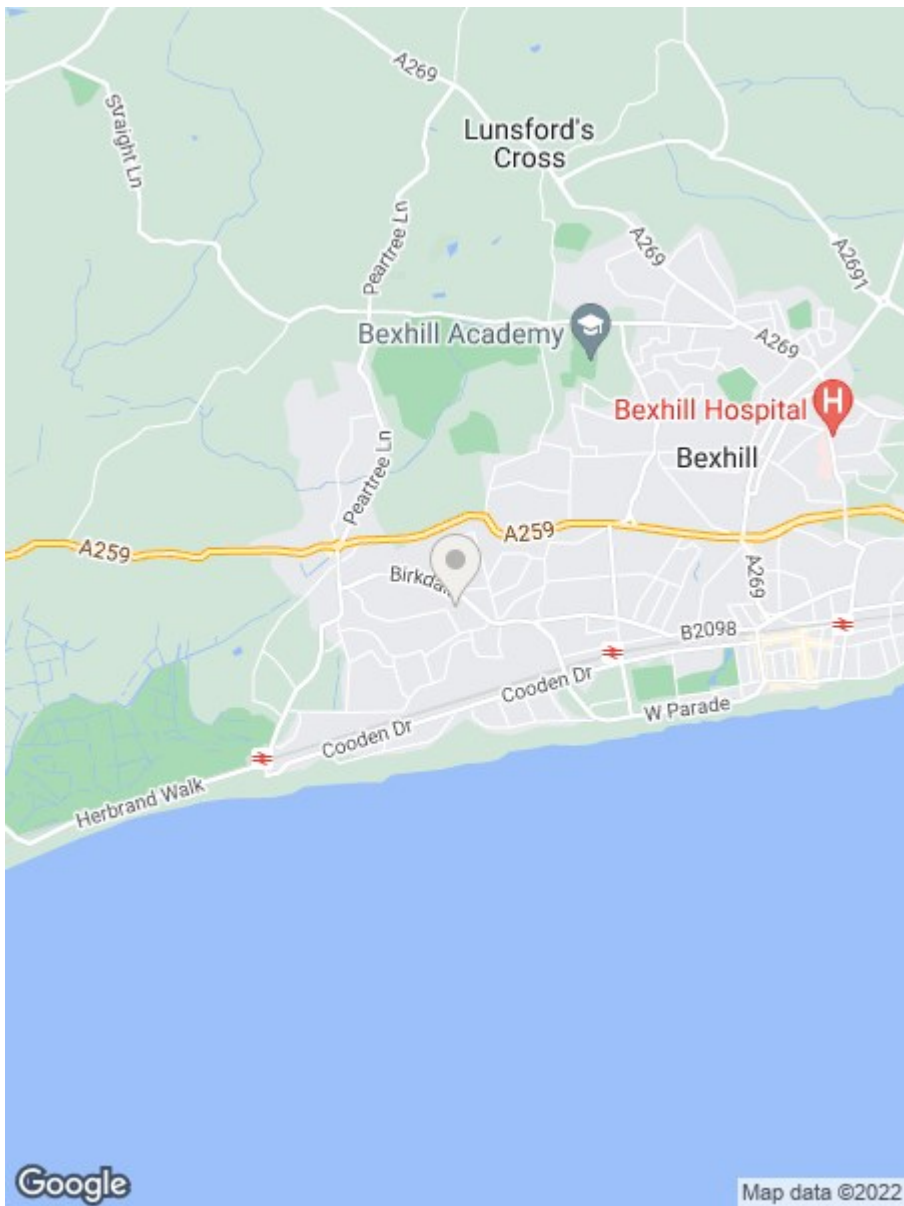
With up and over door, personal door and window to the rear, shelving.

#### **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) <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	

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**