

**RUSH  
WITT &  
WILSON**



**7 Cherry Tree Gardens, Bexhill-On-Sea, East Sussex TN40 2QL  
£460,000**

**A very special, beautiful two bedroom detached bungalow with stunning secluded front and westerly facing rear garden, gas central heating system, double glazed windows and doors, new kitchen/breakfast room with fitted appliances, modern bathroom suite, beautiful orangery with sky lantern, two w.c's, double length tandem garage and off road parking, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hallway**

With entrance door, obscured glass window to the front elevation, built in cloaks cupboard, built in storage cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, double radiator, tiled walls.

### **Living Room**

19'5" x 13'3" (5.94 x 4.06)

Bay window to the front elevation, two double radiator, York stone fireplace with real flame electric coal effect fire, patio door to the rear garden.

### **Kitchen/Breakfast Room**

13'6" x 9'9" (4.12 x 2.99)

Modern fitted kitchen comprising a range of base and wall units with handle-less cabinets, Caldeira Zenith worktops and splashbacks, AEG induction hob with matching Neff black glass extractor canopy with light, AEG built in oven with grill, built in fridge and freezer, microwave, AEG built in dish washer and washing machine, one and half bowl stainless sink unit with mixer tap, concealed lighting, breakfast bar, double radiator, wood laminate flooring, window and door leads to the orangery to the rear.

### **Orangery**

11'1" x 6'9" (3.38 x 2.07)

Overlooking the rear and side elevations with patio doors, double radiator, wood laminate flooring, sky lantern.

### **Bedroom One**

14'0" x 12'5" (4.27 x 3.79)

Window to the front elevation, double radiator, built in wardrobe cupboard.

### **Bedroom Two**

13'0" x 10'4" (3.98 x 3.16)

Window to the rear elevation, patio doors to the side, double radiator.

### **Bathroom**

Suite comprising shower/bath with wall mounted electric shower unit, controls and showerhead, chrome heated towel rail, wc with low level flush, wall mounted wash hand basin with vanity unit, obscured glass window to the side elevation.

### **Outside**

#### **Front Gardens**

Beautifully landscaped with a whole host of different shrubbery, plants and trees, all enclosed with fencing to all sides, with picket fencing and double gates to the front elevation, pergola features, patio and seating areas, off rad parking gives access to the garage.

#### **Rear Garden**

Beautifully arranged with lawned area, pergola, with a whole host of different shrubbery, plants and trees, westerly facing, additional lawned and patio areas for alfresco dining, all enclosed with fencing to all sides offering complete privacy and seclusion, trellising, side gate leading to hidden garden, storage shed with power and light, lean-to storage shed.

#### **Summerhouse**

upvc double glazed summerhouse with wall mounted electric radiator, power and light, telephone point.

#### **Garage**

Tandem garage with double opening doors, access to roof storage space, power and light, personal door and window to the rear.

#### **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.

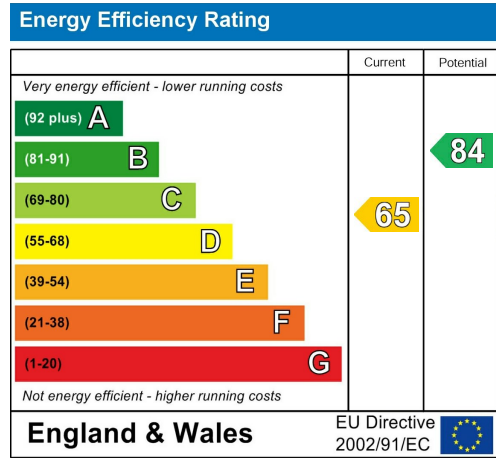
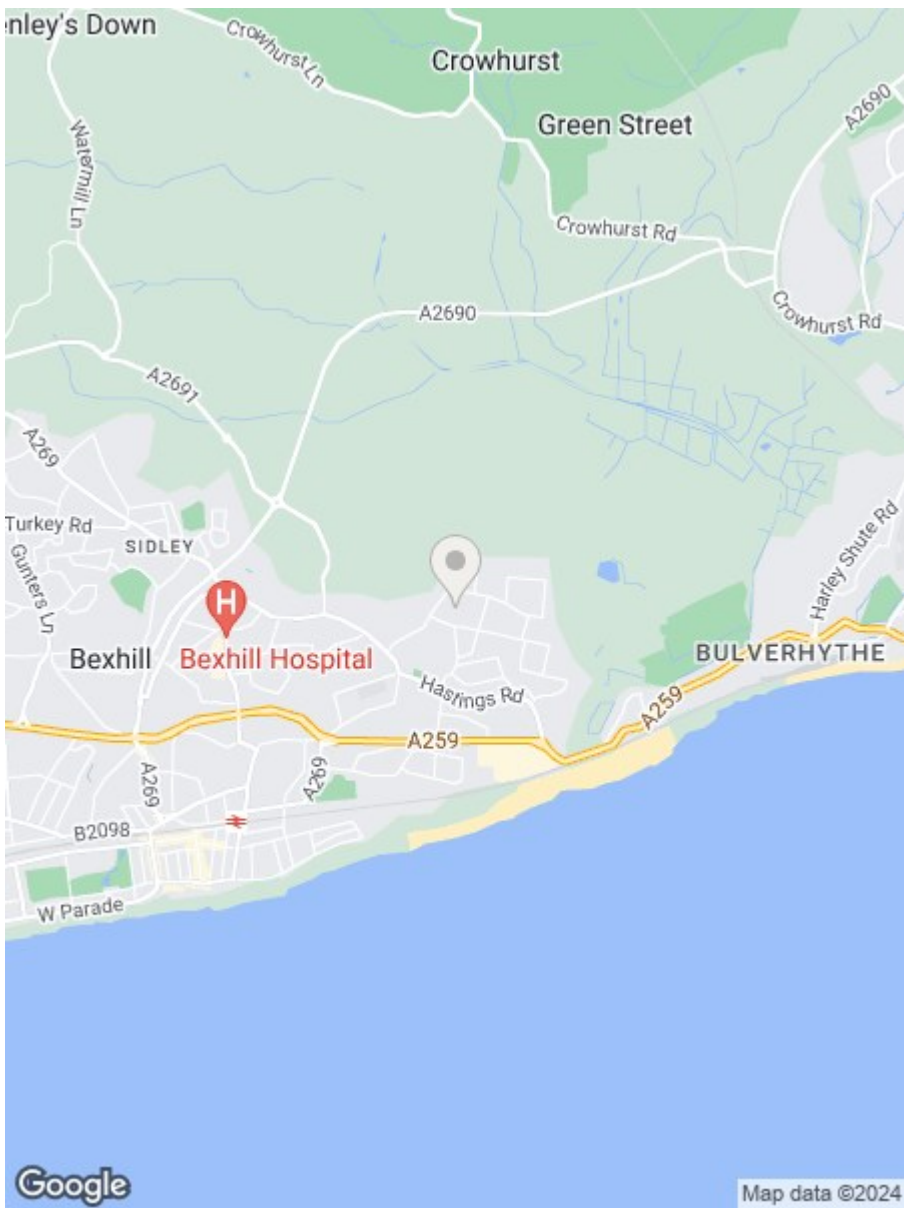


GROUND FLOOR  
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 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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