

**RUSH  
WITT &  
WILSON**



**2 St. James Avenue, Bexhill-On-Sea, East Sussex TN40 2DN  
£369,000**

**An opportunity to acquire this unique and well presented two bedroom detached bungalow ideally located in this quiet and sought after road. Offering bright and spacious accommodation throughout the property comprises large lounge/diner, modern fitted kitchen, two double bedrooms, modern fitted shower room and a utility room. Other internal benefits include gas central heating to radiators with modern boiler and double glazed windows throughout. Externally the property boasts a beautifully maintained private and secluded rear garden, front garden and a detached garage. Continentally situated on this quiet no through road with east access to the Combe Valley Link Road, whilst still only being a short distance to Bexhill town centre with mainline rail station and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this well presented bungalow in this popular location. Council Tax Band C.**



### **Entrance Hall**

Obscured double glazed composite front door leading to the entrance hall, with radiator.

### **Lounge/Diner**

21'11" x 12'10" (6.70 x 3.92)

Double glazed windows to the side elevation and double glazed sliding patio doors to the rear elevation giving access to the rear garden, radiator, feature fireplace with fitted log burning stove.

### **Kitchen**

17'3" x 8'3" (5.26 x 2.52)

Two double glazed bay window to the front elevation, heated chrome towel rail, modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktops surfaces, integrated electric eye level double oven and grill, worktop mounted gas hob with fitted extractor hood above, plumbing space for slimline dishwasher, fitted wine cooler, space for under counter fridge, space for under counter freezer, cupboard housing modern gas central heating combination boiler, part tiled walls.

### **Bedroom One**

10'0" x 9'10" (3.05 x 3.02)

Double glazed window to the rear elevation overlooking the rear garden, radiator, range of fitted bedroom furniture comprising wardrobes with hanging space and shelving, dressing table with drawer units and overhead cupboards.

### **Bedroom Two**

11'11" x 7'7" (3.64 x 2.33)

Double glazed window to the rear elevation, double glazed window to the side elevation, radiator.

### **Shower Room**

Obscured double glazed window to the side elevation, heated chrome towel rail, modern suite comprising low level wc, wall mounted vanity unit with wash hand basin with mixer tap and storage drawer beneath, large walk in corner shower cubicle with wall mounted shower controls, shower attachment and rain effect shower attachment, large airing cupboard with slatted shelving, radiator, access to loft space, fully tiled walls, tiled floor, extractor fan.

### **Utility Room**

Obscured double glazed window to the front elevation, heated chrome towel rail, butler sink with mixer tap and shower attachment, plumbing space for washing machine, vent for tumble dryer, tiled walls.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with some mature plant and shrub borders, patio laid pathway leading to the front door and leading down the side of the property to the rear garden, to the side of the property there is also an out door store room with fitted shelving, light and power.

#### **Detached Garage**

With up and over door, light and power.

#### **Rear Garden**

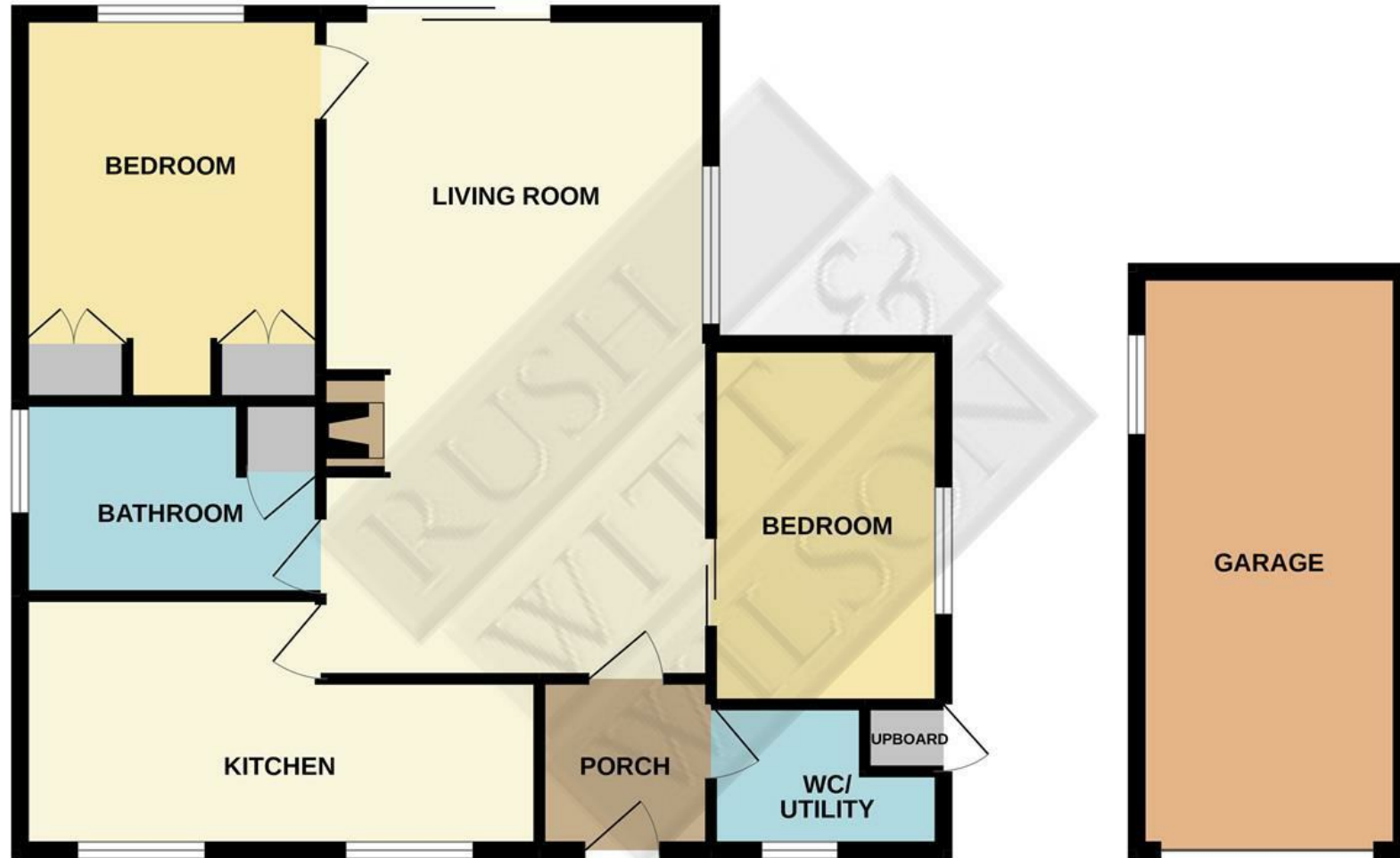
Private and secluded rear garden with sun patio, the rest of the garden is mainly laid to lawn with mature plants and hedge borders, garden pond with two waterfall features, timber garden shed/summerhouse.

#### **Agents Note**

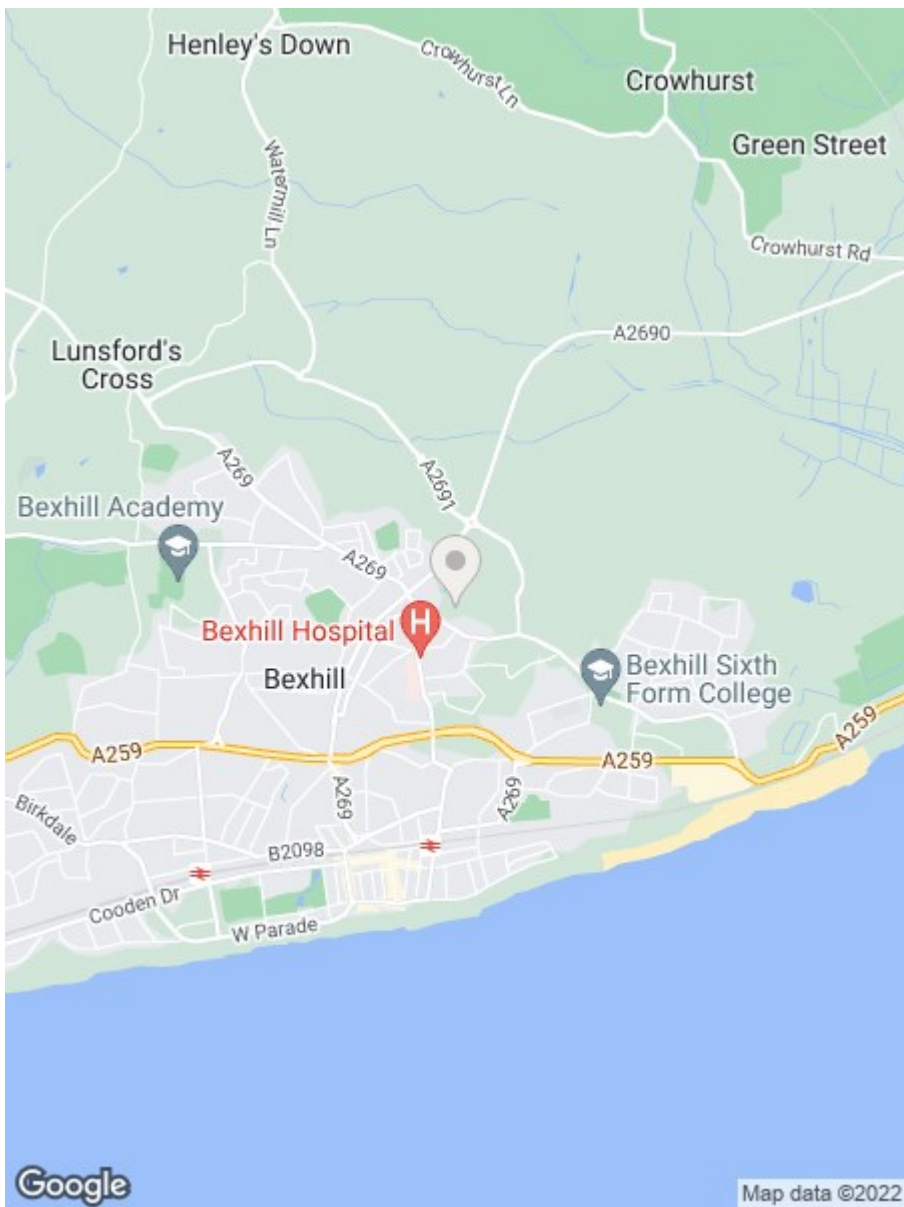
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



# GROUND FLOOR



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.  
Made with Metropix ©2022



**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