

**RUSH  
WITT &  
WILSON**



**186 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HH  
£399,000**

**A spacious two bedroom detached Larkin built bungalow, kitchen/ breakfast room, two upvc conservatories, gas central heating system with modern boiler, double glazed windows and doors, entrance porch, private front and rear gardens, garage, VACANT POSSESSION. Viewing come highly recommended by RWW sole agents.**



**Entrance Porch**

With entrance door and obscure glass window to the side elevation.

**Entrance Hallway**

Single radiator, built-in cloaks cupboard, access to roof space.

**Living Room**

23'9" x 11'10" (7.24m x 3.63m )

Window to the front elevation, circular window to the side, French doors lead out to the conservatory, living flame gas fire, single and double radiators.

**Bedroom One**

14'10" x 12'11" (4.53m x 3.95m )

Circular window to the side, double radiator.

**Bedroom Two**

12'0" x 9'4" (3.66m x 2.85m )

Single radiator, window to the side elevation.

**Cloakroom**

W.C. with low level flush, obscure glass window to the side elevation, half height wall tiling.

**Bathroom**

Bathroom suite comprising panelled bath, pedestal wash hand basin, walk-in shower cubicle with chrome controls and chrome shower head and fixing, single radiator.

**Kitchen/Breakfast Room**

14'6" x 12'11" (4.42m x 3.94m )

Windows to the rear and side elevations, double radiator, fitted kitchen comprising a range of base and wall units with straight edge worktops, integrated double oven and grill, modern gas central heating and domestic hot water boiler, composite sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer.

**Conservatory One**

10'8" x 7'9" (3.26m x 2.37m )

Overlooks the rear garden, UPVC double glazed construction, various plumbing for washing machine, space for tumble dryer and also a wall unit.

**Conservatory Two**

8'4" x 5'2" (2.56m x 1.59m )

Overlooks the rear garden with patio doors and also door into the garage.

**Outside****Front Garden**

Beautifully arranged with low maintenance in mind with well stocked shrub and flower beds, tasteful patio slabbing and neat hedging to one side and retaining walls to the other, cast iron wrought gate leads to pathway to side access, driveway available for off road parking for several vehicles which leads to the garage.

**Rear Garden**

Mainly laid to lawn with patio areas for alfresco dining, well established shrub, plants and trees adorn the garden, there is a greenhouse and is all enclosed with fencing to all sides and flower and shrub beds.

**Garage**

Double opening doors and power and light and personal door into the second conservatory.

**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<br>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> |                            |           |
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