

**RUSH
WITT &
WILSON**



**5 Richmond Road, Bexhill-On-Sea, East Sussex TN39 3DN
£650,000**

Beautifully presented detached bungalow situated a `stones throw' from Bexhill's picturesque seafront within very close proximity of Bexhill town centre and Collington train station. Offering bright and spacious accommodation throughout, the property comprises large bay fronted living room, separate dining room, fitted kitchen, three double bedrooms with the main bedroom benefiting from en-suite with an additional modern shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts stunning private front and rear gardens, extensive gated off road parking. Viewing comes highly recommended by Rush Witt & Wilson, sole agents, Bexhill.



Entrance Hallway

Obscure glass panelled entrance door, two radiators, access to loft space via loft hatch.

Living Room

19' x 14'5 (5.79m x 4.39m)

Dual aspect with double glazed window to the front and double glazed window to the side elevation, double radiator, feature fireplace and additional single radiator. Open arch leading the dining room.

Dining Room

12'2 x 9'10 (3.71m x 3.00m)

Double glazed corner window to front and side elevation, double radiator.

Kitchen

14'2 x 9'3 (4.32m x 2.82m)

Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven with four ring cooker and extractor canopy above, space for free standing fridge and freezer, space and plumbing for dishwasher, space and plumbing for washing machine, radiator, glass panelled door giving access onto the rear garden with additional dual aspect windows to the rear and side elevations.

Bedroom One

11'9 x 11'5 (3.58m x 3.48m)

Dual aspect with double glazed windows to the side and rear elevations, radiator.

En-Suite Shower Room

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, part tiled walls, obscure double glazed window to the side elevation.

Bedroom Two

13'1 x 11'5 (3.99m x 3.48m)

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

Bedroom Three

9'10 x 8'11 (3.00m x 2.72m)

Double glazed window to the rear elevation, radiator.

Shower Room

Modern suite comprising wc with low level flush, vanity unit, wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment, chrome showerhead, chrome heated towel rail, part tiled walls, obscure double glazed window to the side elevation.

Outside**Front Garden**

Beautifully established and maintained private front garden with various plants, shrubs and small trees. Driveway providing off road parking for multiple vehicles extending down the side with gated access.

Rear Garden

Beautifully established with plant, shrubs and trees of various kinds, patio area suitable for alfresco dining and with an area of lawn, the garden comes enclosed to all sides backing onto the beautiful bowls green 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.

Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

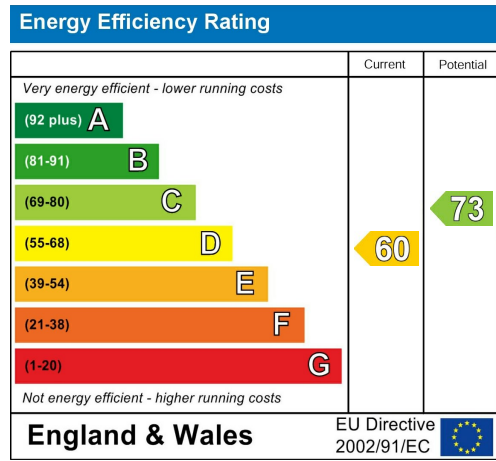
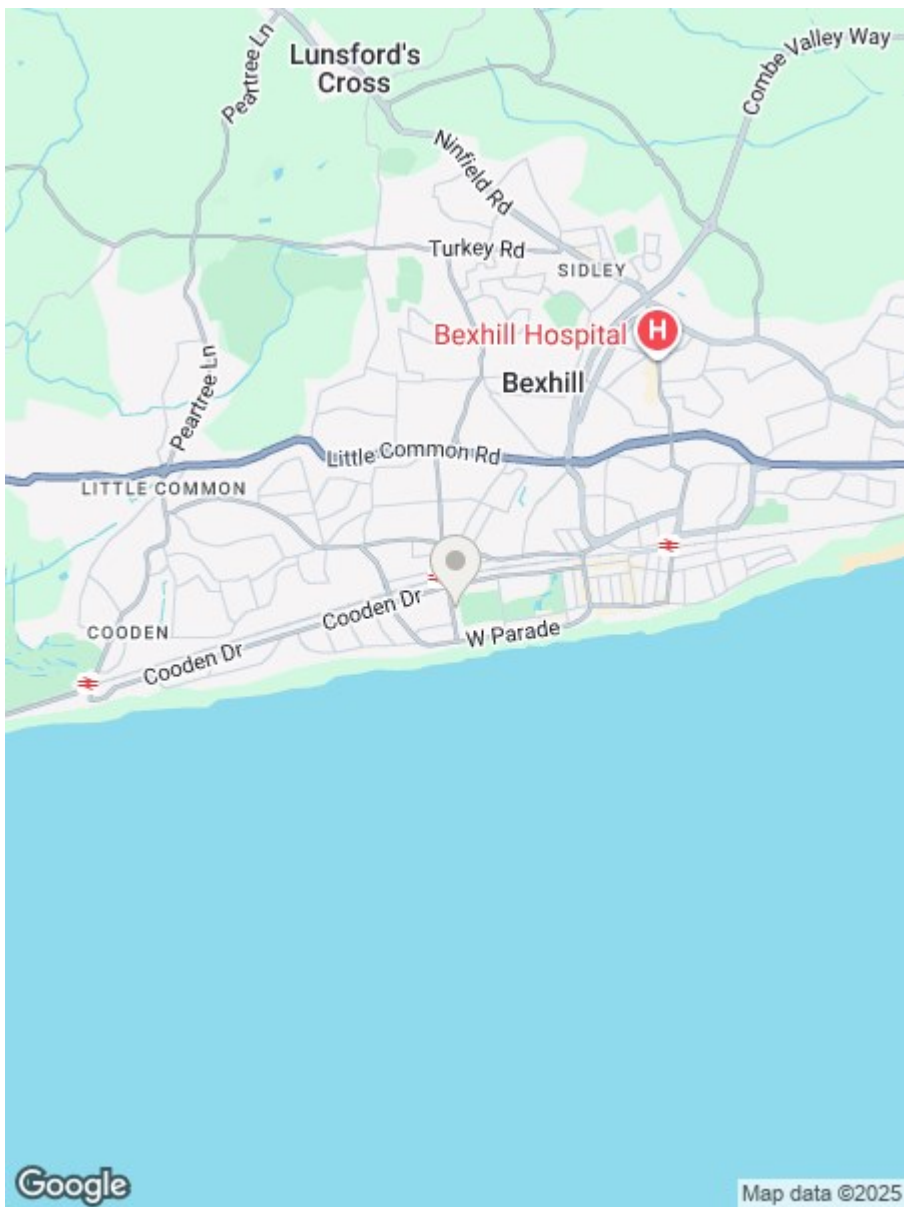


GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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