

**RUSH  
WITT &  
WILSON**



**12 The Barnhams, Bexhill-On-Sea, East Sussex TN39 3RE  
£550,000**

**An opportunity to acquire this deceptively spacious two bedroom detached bungalow with a large south facing garden, ideally located in this quiet and sought after cul-de-sac location of Cooden. Offering bright and spacious accommodation throughout, the property comprises as large entrance hall, L-shaped lounge-diner, fitted kitchen/breakfast room, two double bedrooms, fitted bathroom and a fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a stunning private and secluded south facing rear garden extending to approximately just over 100ft in length. To the front of the property there is a low maintenance front garden and a driveway providing off road parking for multiple vehicles leading to the single garage. Ideally situated in the sought after residential location of west Bexhill, within easy walking distance of Bexhill seafront, Collington Rail Station and Collington Woods, whilst still only being approximately less than one mile from Bexhill town centre with its mainline rail station, seafront and amenities. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious detached bungalow in this sought after location. Council Tax Band D.**



**Entrance Porch**

4'11" x 3'1" (1.50 x 0.95)

With obscured double glazed front door and obscured double glazed window to the front elevation, wall mounted electric heater, obscured glass panelled internal front door with obscured glass panelled sidelight window leading to the hallway.

**Entrance Hall**

Radiator, access to loft space with fitted loft ladder, storage cupboard with fitted shelving, airing cupboard housing the hot water cylinder with slatted shelving.

**Kitchen/Breakfast Room**

13'10" x 11'10" (4.23 x 3.62)

Double glazed windows and double glazed door to the rear elevation giving access onto the south facing rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated eye level electric double oven and grill, gas hob with fitted stainless steel extractor hood above, single sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding fridge/freezer, serving hatch through to dining room, part tiled walls, tiled floor.

**Lounge/Diner**

23'4" x 16'11" (7.13 x 5.16)

L-shaped lounge/diner with double aspect, double glazed windows to the front and rear elevations with a double glazed door giving direct access onto the rear garden, two radiators, feature fireplace with fitted gas fire.

**Bedroom One**

15'1" x 12'0" (4.60 x 3.68)

Double aspect, double glazed windows to the front and side elevations, radiator, recessed ceiling spotlights.

**Bedroom Two**

15'1" x 12'0" (4.60 x 3.67)

Double aspect, double glazed windows to the rear and side elevations, radiator, built in storage cupboard with fitted shelving, recessed ceiling spotlights.

**Bathroom**

Obscured double glazed windows to the side elevation, heated chrome towel rail, white bathroom suite comprising low level wc , pedestal mounted wash hand basin, panelled

enclosed bath with mixer tap and shower attachment, part tiled walls, wall mounted bathroom heater, tiled floor.

**Shower Room**

Obscured double glazed window to the side elevation, low level wc, wall mounted wash hand basin with mixer tap and tiled splashback, walk in corner shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, tiled floor, wall mounted bathroom heater, bathroom light with electric shaver point.

**Outside****Front Garden**

Large low maintenance front garden, laid with patioed and crazy paving, some mature plants, shrubs and hedging, driveway providing off road parking for multiple vehicles leading to the single garage.

**Rear Garden**

Over 100ft long private and secluded south facing rear garden with sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants, shrubs and hedging, timber summerhouse, timber garden shed, greenhouse, vegetable patch/allotment, garden pond, pathway/space down one side of the property and gated access down the other side of the property leading to the front, side door giving access into the garage, two built in garden store rooms both with light and power.

**Garage**

20'1" x 8'0" (6.14 x 2.46)

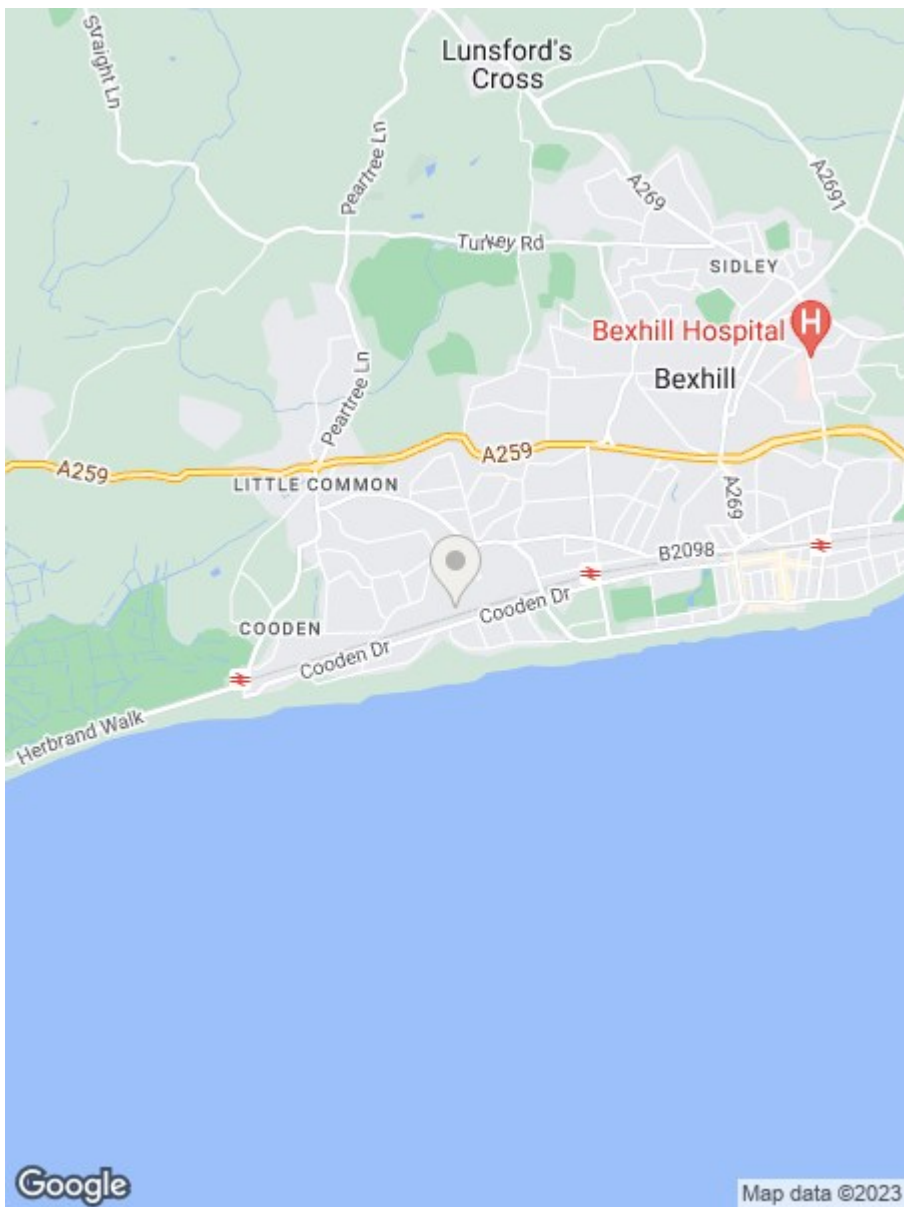
Single garage with metal up and over door, double glazed window to the side elevation, obscured double glazed door to the side elevation giving access to the side of the property, light, power, fitted work bench, fitted shelving, electric consumer unit, electric meter, gas meter, wall mounted gas central heating boiler.

**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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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