

**RUSH  
WITT &  
WILSON**



**9 Bishops Walk, Bexhill-On-Sea, East Sussex TN40 2SP  
£375,000**

**A well presented three bedroom detached bungalow, situated in this highly sought after residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises, large living room, three double bedrooms, fitted kitchen, bathroom, gas central heating system, double glazed windows and doors, beautiful parquet flooring throughout. Externally the property offers well stocked front and rear gardens, garage and off road parking. Viewing comes highly recommended by RWW. Council Tax Band C.**



### **Entrance Hallway**

With entrance door, radiator, parquet flooring, access to roof space, airing cupboard housing the hot water cylinder and with slatted shelving, storage cupboard with fitted shelving housing the meters.

### **Living Room**

19'0" x 12'9" (5.8 x 3.9)

Double glazed doors to the rear garden, parquet flooring, feature fireplace with coal effect fire and stone surround, double radiator.

### **Kitchen**

8'11" x 10'3" (2.73 x 3.13)

Fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, built in electric oven with four ring gas hob and extractor canopy above, space and plumbing for washing machine, space for American style fridge/freezer, space and plumbing for dishwasher, double glazed window overlooking the rear elevation, tiled floor, gas central heating and domestic hot water boiler, tiled splashbacks, glass door leading to lean too.

### **Side Porch**

Windows overlooking the side elevation, obscured glass panelled door leading out onto the rear garden.

### **Dining Room/Bedroom Three**

10'8" x 12'2" (3.27 x 3.73)

Double glazed window to the rear elevation, radiator, parquet flooring.

### **Bedroom One**

14'4" x 12'3" (4.38 x 3.74)

Double glazed window to the front elevation, radiator, built in wardrobe cupboards with mirrored sliding doors, hanging space and shelving.

### **Bedroom Two**

9'6" x 10'11" (2.91 x 3.34)

Double glazed window to the front elevation, radiator.

### **Bathroom**

Fitted suite comprising panelled bath with hot and cold tap, wall mounted shower controls, shower attachment and

showerhead, wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, radiator, obscured glass window to the side elevation, tiled floor and tiled walls.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with blocked paved driveway providing off road parking for multiple vehicles.

#### **Rear Garden**

Stunning rear garden, well stocked with plants, shrubs, fruit trees and flowers of various kinds, all enclosed with fencing to all sides, patio areas, pond, side access is available, two greenhouses, timber framed shed.

#### **Garage**

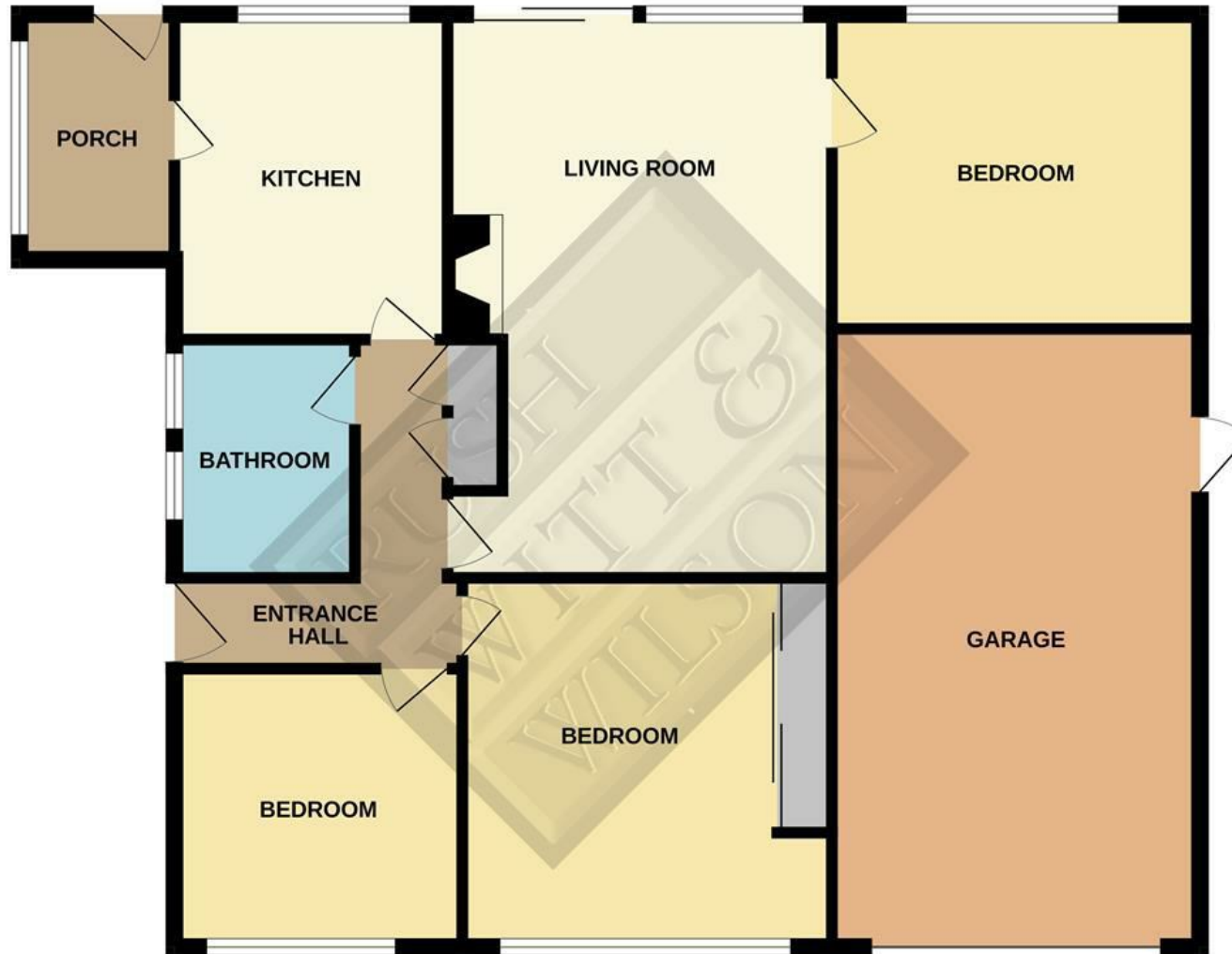
One and half sized garage with power, light and up and over door.

#### **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.

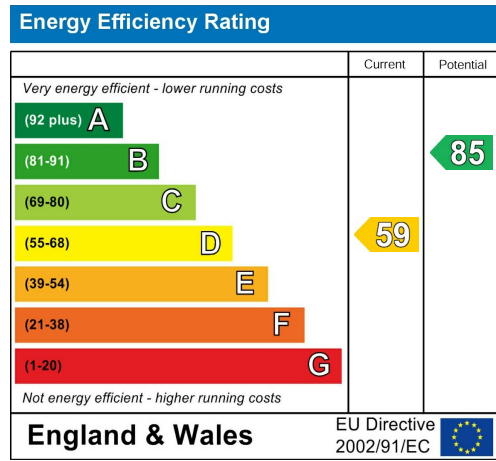
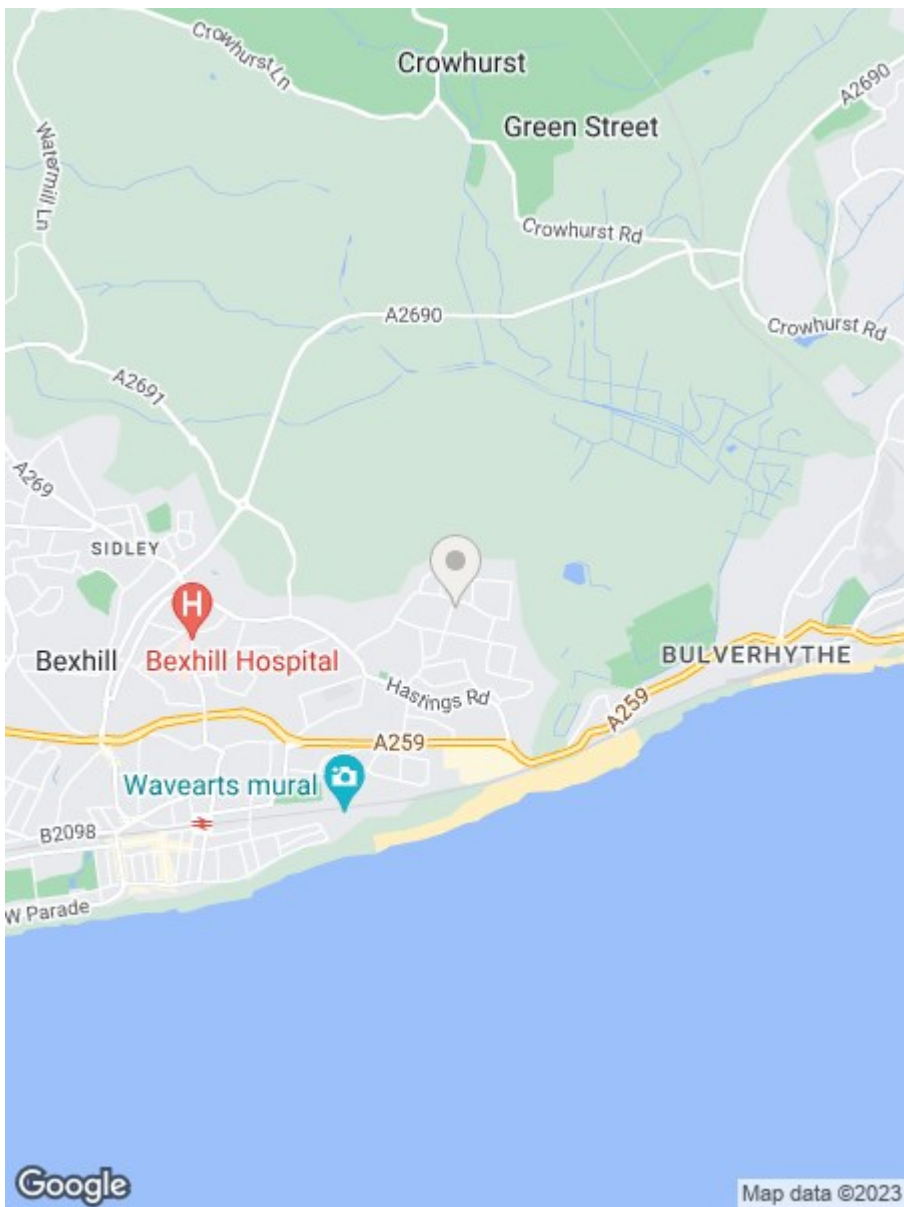


GROUND FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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