

**RUSH  
WITT &  
WILSON**



**70 St. Peters Crescent, Bexhill-On-Sea, East Sussex TN40 2EJ**  
**£465,000**

**An outstanding and well presented 2 bedroom detached bungalow located in the popular and sought after Chantry location of Bexhill, approx. 1/2 mile from the town centre, seafront and train station. This home has been finished to a high standard throughout and features 2 large bedrooms, a new fitted kitchen, open plan lounge/dinner leading to a bright and spacious conservatory. The rear garden is immaculately maintained being mostly laid to lawn with mature and well established borders, glass green house and shed. The low maintenance front garden is mostly finished with decorative stone featuring mature shrubs, gated driveway for several cars and a single garage. Viewings are highly recommended by sole agents RWW.**



**Entrance Porch**

The Property is approached via the long driveway leading to an enclosed entrance porch with sliding double glazed doors, tiled flooring, power and light.

**Entrance Hallway**

Built in airing cupboard housing hot water cylinder, shelving and wall mounted gas boiler, parquet flooring.

**Living Room**

27'10" x 14'9" (8.50 x 4.50)

Large open plan living/dinning area comprising of a feature brick built fire surround incorporating a flame effect gas fire, twin double radiators, hardwood flooring, two double glazed windows to rear over looking the garden with separate double glazed double doors leading through to the conservatory.

**Conservatory**

26'2" x 6'6" (8m x 2m)

With brick built base with Upvc double glazed windows and door giving access to the rear garden and a courtesy door to the garage.

**Kitchen**

11'1" x 10'5" (3.40m x 3.20m)

Refitted with single drainer stainless steel sink unit with mixer tap and cupboard under, range of working surfaces with cupboards and drawers below, built in dishwasher and fridge, range of wall mounted cupboards, built in five ring gas hob with extractor hood over and double electric oven under, part tiled walls, radiator, built in shelved storage cupboard, space for microwave, double glazed window and door leading to the side of the property, tiled floor.

**Bedroom One**

19'0" x 10'9" (5.80m x 3.30m)

Double aspect with double glazed windows overlooking the front and the side of the property, radiator, parquet flooring and picture rail.

**Bedroom Two**

14'1" x 10'9" (4.30m x 3.30m)

Dual aspect with double glazed windows overlooking the side and the front of the property, radiator, picture rail, parquet flooring.

**Bathroom**

With large shower unit, wash hand basin with mixer taps, half tiled walls, heated towel rail, frosted double glazed window, wc with low level flush and bidet.

**Outside Gardens**

The mature and well established rear garden is mostly laid to lawn with large and well tendered borders. The garden also features a large patio area, glass greenhouse, wooden shed, outside tap and side access. The gated front garden features a large and low maintenance decorative stone area with mature shrubs and bushes. A long and gated driveway with space for 2/3 cars leads up to a single garage.

**Single Garage**

With up and over door with plumbing for washing machine, power points and lights.

**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.

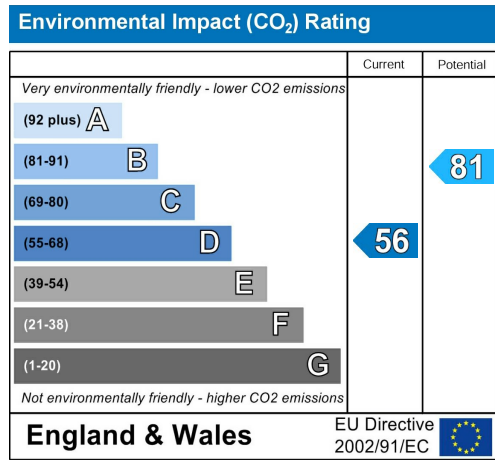
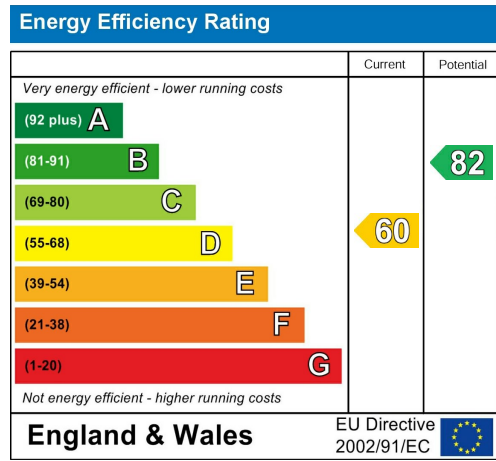
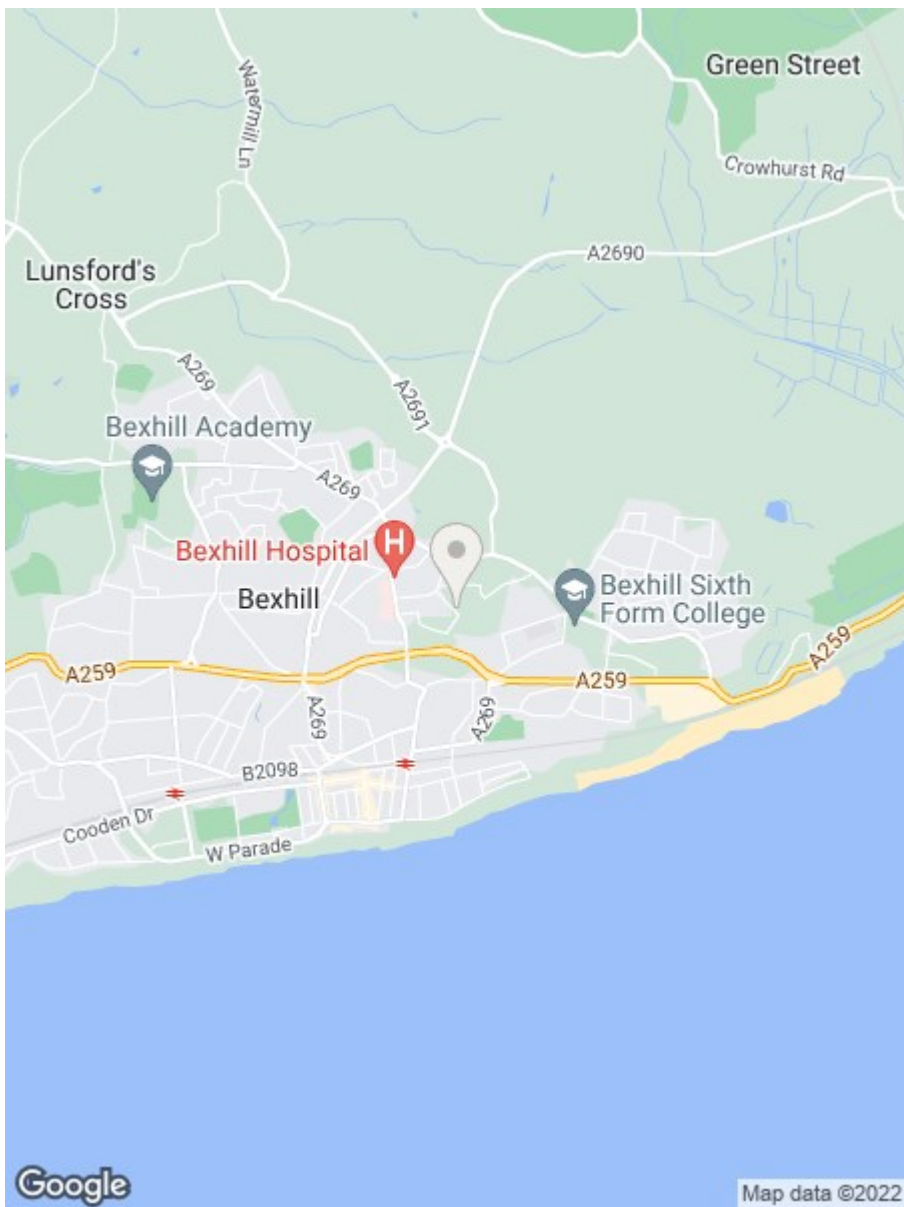


GROUND FLOOR  
1291 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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