

**RUSH
WITT &
WILSON**



**21 The Fairway, Bexhill-On-Sea, East Sussex TN39 4ER
£330,000**

An exceptionally well presented two bedroom detached bungalow ideally situated in the popular residential area of Glenleigh Park. Offering bright and spacious accommodation throughout the property comprises two good sized double bedrooms with one currently being used as second reception room, modern fitted kitchen, bathroom and a southerly sun room/porch. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property offers a low maintenance garden to the rear and to the front of the property there is a mature and well established garden, a driveway providing off road parking for multiple vehicles and single garage. Viewing is highly recommended via RWW Bexhill to appreciate this spacious property in this sought after location.



Front Door

UPVC glass paneled door leading to entrance porch.

Entrance Porch/Sun Room

Windows to front and side elevations, two radiators, wall mounted up lighters, internal timber door with obscured glass panels and obscured glass panel side light windows.

Entrance Hallway

One radiator, airing cupboard with electric heater and slated shelving with storage cupboard above, access to loft space with pull down ladder, storage cupboard with hanging space and shelving.

Lounge

19'10" x 10'11" (6.06 x 3.33)

Windows to front and side elevation, two radiators, ornamental marble feature fireplace with gas fire.

Kitchen/Breakfast Room

14'9" x 8'10" (4.52 x 2.71)

Windows to side and rear elevation, obscured glass paneled door leading onto rear garden, one heated chrome towel rail, modern fitted kitchen with a range of matching base and wall units with roll top work surfaces, integrated eye-level electric double oven and grill, work top mounted gas hob with fitted extractor hood, plumbing space for washing machine, plumbing space for dishwasher, space for freestanding fridge/freezer, recess ceiling spot lights, part tiled walls.

Bedroom One

12'4" x 11'5" (3.77 x 3.49)

Window to rear elevation, radiator.

Bedroom Two

14'10" x 10'11" (4.53 x 3.33)

Windows to front and side elevation, radiator.

Bathroom

Obscured window to rear elevation, radiator, white bathroom suite comprising panel enclosed bath with glass shower screen, chrome separate hot and cold tap, wall mounted thermostatically controlled shower control with shower attachment, low level w.c. vanity unit with fitted hand wash basin and chrome mixer tap, part tiled walls, recess ceiling spot lights, fitted cupboard with shelving and the gas combination boiler.

Rear Garden

Low maintenance rear garden which is mainly laid with patio, with some mature shrub borders, boarded by panel enclosed fencing, wooden pergola, access down both sides of the property leading to the front and side, rear access to the garage, down one side of the property there is a timber garden shed and gate leading to front of property, to the other side of the property there is a pathway with gate leading to side of the property.

Front Garden

Wraps around two sides of the property which is mainly laid to lawn with mature shrub borders, block paved driveway providing off road parking for multiple vehicles, leading to single garage.

Garage

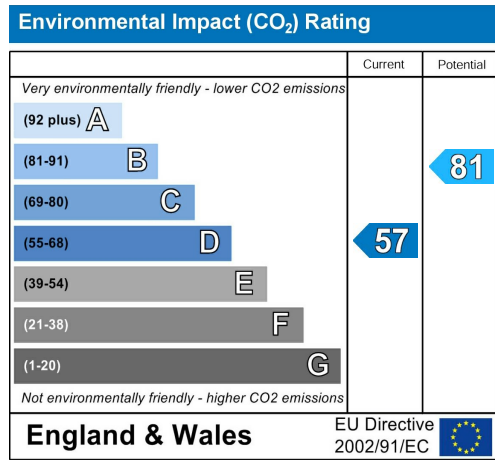
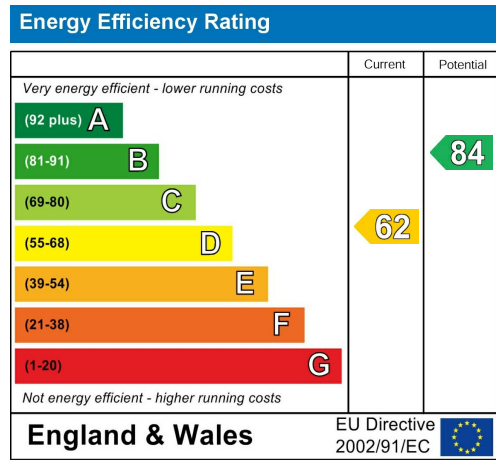
Electric roller door, light and power.

Agents Notes

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.







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