

**RUSH
WITT &
WILSON**



**2 Homelands Close, Bexhill-On-Sea, East Sussex TN39 4DJ
£389,000**

A beautiful three bedroom detached character bungalow, complete with herringbone flooring, lattice double glazed windows, living room, separate dining room, gas central heating system, detached garage, extensive off road parking for several vehicle including suitable for caravan or motor home, private front and rear gardens, loft conversion, modern kitchen, bathroom. Situated in a quiet cul de sac location in the highly sought after leafy Glenleigh Park Bexhill. Viewing comes highly recommended by Rush Witt & Wilson sole agents. The property comes with Vacant possession.



Entrance Vestibule

Door to side with two windows to either side, single radiator, herringbone flooring, built in cloaks cupboard, built in airing cupboard.

Cloakroom/WC

Obscure glazed window to the side elevation, low level wc, wall mounted wash hand basin, half height wall tiling.

Living Room

25'7 x 12'7 (7.80m x 3.84m)

Bay window to the rear elevation, window to side, patio doors, double radiator, two single radiators, herringbone solid wood flooring, open fireplace with gas connection.

Dining Room

13'11 x 10'11 (4.24m x 3.33m)

Triple aspect with windows to both side and rear elevations, double radiator, single radiator, herringbone flooring.

Kitchen

19'4 x 8'11 (5.89m x 2.72m)

Window overlooking the side elevation, door to side, a modern fitted kitchen comprising a range of base and wall units with laminate straight edge work surface, one and a half bowl sink with side drainer and mixer tap, gas hob with extractor canopy and light above, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dishwasher, tiled splashbacks.

Covered Side Entrance

24'5 x 6'2 (7.44m x 1.88m)

Conservatory style with door to the rear garden, door to front and door through to garage.

Bedroom Two

15'2 x 8' (4.62m x 2.44m)

Windows to the front and side elevations, single radiator, built in wardrobe cupboard.

Bedroom Three

12'3 x 8'11 (3.73m x 2.72m)

Window to the side elevation, single radiator, herringbone flooring.

Bathroom

Suite comprising panel enclosed bath with hand shower attachment, low level wc, walk in shower cubicle with

chrome controls and chrome showerhead, inset wash hand basin with vanity unit set in alcove, half height wall tiling, windows to the front and side elevations.

First Floor**Landing**

Access to loft space with potential to create additional bathroom.

Bedroom One

9'9 x 11'1 (2.97m x 3.38m)

Velux window to the rear elevation, double radiator, storage cupboards.

Outside**Front Garden**

Mainly laid to lawn with trees and shrubbery, extensive off road parking can be found on the double driveway, brick paved to one side and patio to the other with shingle area suitable for caravan or motor home, access is via timber framed gates, the gardens are enclosed with a combination of fencing and walls offering privacy and security,

Rear Garden

Private and secluded south facing garden is enclosed by fencing to all sides, two timber framed storage sheds, various patio areas perfect for alfresco dining, outside water tap, shingled features, shrubbery plants and trees of various kinds.

Detached Single Garage

Window to the rear, personal door to covered side entrance, up and over door, eaves storage area, wall mounted gas central heating domestic hot water boiler, power and light connected.

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
1357 sq.ft. (126.1 sq.m.) approx.



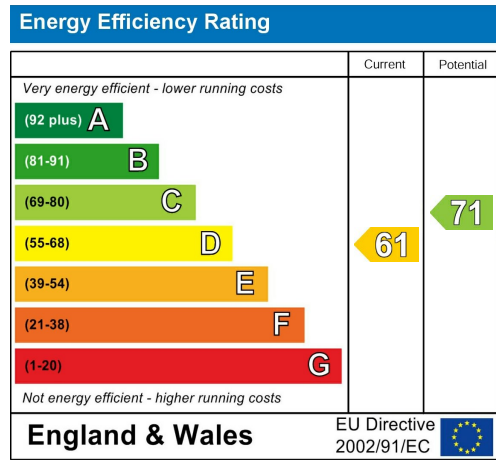
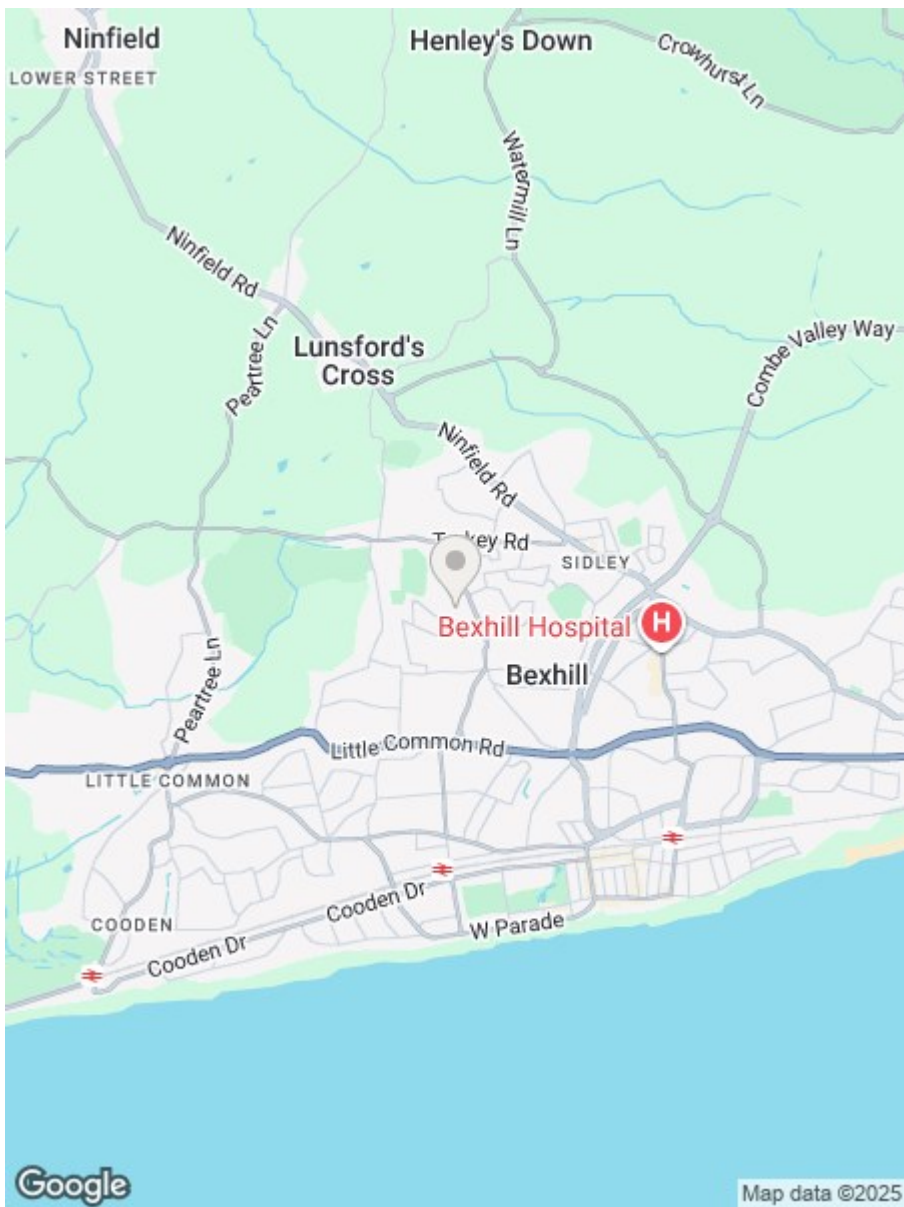
1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1827 sq.ft. (169.8 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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