

**RUSH  
WITT &  
WILSON**



**19 Summer Hill Road, Bexhill-On-Sea, East Sussex TN39 4LN  
£469,500**

**A 'Larkin' built, two/three bedroom detached bungalow situated in this sought after residential location of West Bexhill. Offering bright and spacious accommodation throughout, the property comprises three double bedrooms, bay fronted living room, fitted kitchen and modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, garage and a well maintained rear garden, viewing is highly recommended by Rush Witt & Wilson, Sole Agents.**



**Entrance Porch**

Entrance door, hanging space leading to the entrance hallway.

**Entrance Hallway**

Obscure glass panelled door, two radiators, access to the roof via a loft hatch, airing cupboard housing the hot water cylinder, slatted shelving with additional storage above.

**Living Room**

17'6" x 14'8" (5.34m x 4.49m )

Double glazed bay windows, double glazed windows to the front and side elevations, two radiators, obscure glass panelled window giving access onto the side.

**Kitchen**

12'0" 10'2" (3.66m 3.10m )

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, tiled flooring, integrated electric oven and grill, integrated microwave, space and plumbing for washing machine, tiled floor and tiled splashbacks, four ring hob with extractor canopy above, radiator, obscure double glazed window and door to the side elevation.

**Bedroom One**

15'1" x 11'11" (4.62m x 3.65m )

Double glazed windows to the front elevation, radiator, fitted bedroom furniture comprising overbed storage and wardrobe cupboards with additional wardrobe with mirrored sliding doors.

**Bedroom Two**

16'4" x 12'1" (5m x 3.69m )

Double glazed windows to the front elevation, radiator.

**Dining Room/Bedroom Three**

13'1" x 12'1" (4m x 3.69m )

Double glazed windows to the rear elevation overlooking the rear garden, radiator.

**Shower Room**

Suite comprising w.c. with low level flush, wash hand basin with mixer tap, walk-in shower cubicle with wall mounted shower controls, shower attachment and shower head, double radiator, obscure triple glazed windows to the side elevation.

**Cloakroom**

W.C. with low level flush, floating wash hand basin with mixer tap, obscure glass panelled window to the side.

**Outside****Front Of Property**

Block paved driveway providing off road parking for multiple vehicles, area of front garden laid to lawn with garage.

**Rear Garden**

Mainly laid to lawn with patio areas suitable for alfresco dining, enclosed to all sides, well established, with mature shrubbery.

**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.

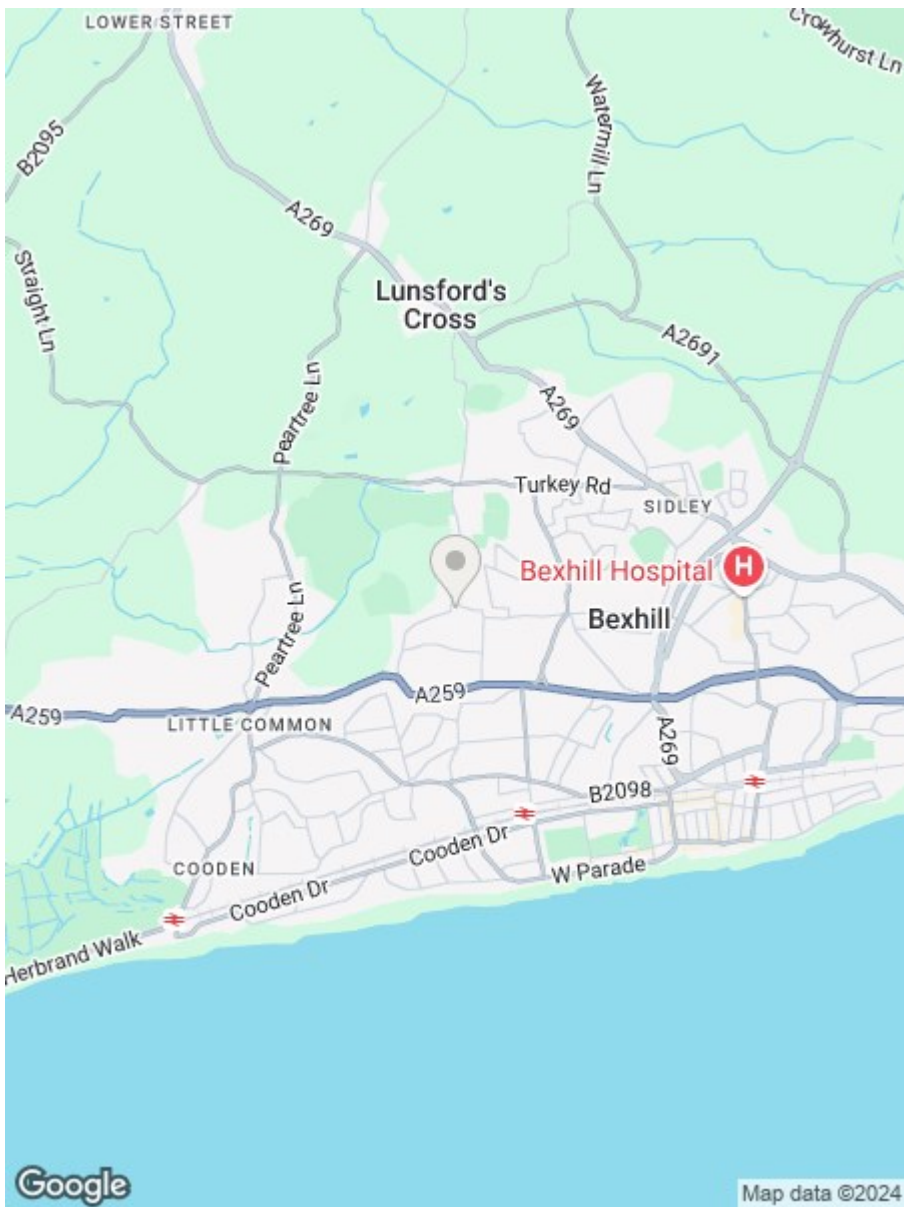


GROUND FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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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	<b>71</b>
		<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
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