

**RUSH  
WITT &  
WILSON**



**7 Saltdean Way, Bexhill-On-Sea, East Sussex TN39 3SS  
£525,000**

**A very bright and spacious detached two bedroom bungalow situated in the highly sought after Cooden location, gas central heating system, double glazed windows and doors, private front and rear gardens, integral garage, VACANT POSSESSION, viewing comes highly recommended by RWW.**



**Entrance Porchway**

Window to the front elevation.

**Entrance Hall**

With entrance door, single radiator, built in airing cupboard, access to roof space.

**Living Room**

19'3 x 13' (5.87m x 3.96m)

Three windows to the front and side elevations, double radiator, electric coal effect fire.

**Kitchen**

12'5 x 10' (3.78m x 3.05m)

Window and door to the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink units with mixer tap, plumbing space for washing machine, plumbing space for cooker, built in larder cupboard, half height wall tiling, additional built in storage cupboard, freestanding gas central heating and domestic hot water boiler.

**Bedroom One**

13'2 x 11'10 (4.01m x 3.61m)

Window to the rear, single radiator, fitted wardrobe cupboards.

**Bedroom Two**

12'10 x 15'3 (3.91m x 4.65m)

Window to the rear and side elevations, single radiator.

**Bathroom**

Suite comprising panelled bath with hand/shower attachment, wc with low level flush, pedestal mounted wash hand basin, obscured glass window to the side elevation, single radiator, tiled walls.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscured glass window to the side elevation.

**Outside****Front Garden**

Mainly laid to lawn, with pathway to the side access, off road parking available on the driveway leading to garage, flower and shrub beds.

**Rear Garden**

Mainly laid to lawn, westerly facing with mature shrubbery, plants and trees of various kinds, enclosed with fencing to all sides, timber framed shed.

**Garage**

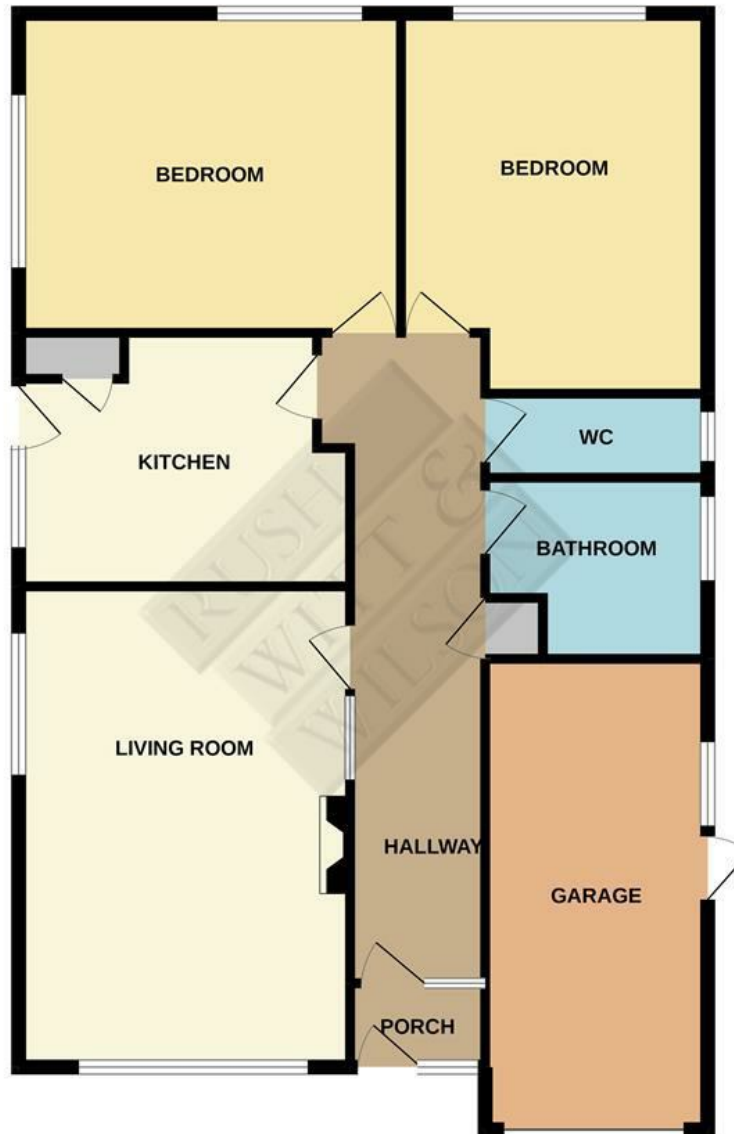
Single garage with up and over door, personal door to side with window.

**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  
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**