

**RUSH
WITT &
WILSON**



20 Third Avenue, Bexhill-On-Sea, East Sussex TN40 2PG
£389,000 Freehold

A bright and spacious three bedroom detached bungalow with loft conversion, two garages, gas central heating system, double glazed windows and doors, upvc conservatory, utility room, private front and rear gardens, entrance porch, off road parking. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Entrance Porch

Window and door to the front elevation, door through to:

Entrance Hallway

Single radiator, doors off to the following:

Living Room

15'1 x 8'11 (4.60m x 2.72m)

Double radiator.

Conservatory

10'9 x 13'5 (3.28m x 4.09m)

UPVC double glazed construction overlooking the rear garden with French doors leading to the side, double radiator.

Kitchen/Breakfast Room

15'6 x 9'4 (4.72m x 2.84m)

Windows overlooking the rear elevation, fitted kitchen comprising a range of wall and base units with laminate worktops, one and a half bowl sink with side drainer and mixer tap, space for cooker, space for fridge/freezer and other white goods, tiled splashbacks, single radiator, boiler cupboard housing gas central heating boiler.

Utility Room

14'9 x 8'2 (4.50m x 2.49m)

Doors overlooking the front and rear elevations, laminate worktop, space and plumbing for washing machine, space for additional white goods, butler sink, door through to garage.

Bedroom One

13'11 x 9'3 (4.24m x 2.82m)

Window to the front elevation, double radiator, cast iron fireplace.

Bedroom Three

12'3 x 8'10 (3.73m x 2.69m)

Window to the front elevation, double radiator.

Bathroom

A modern suite comprising panel enclosed bath with wall mounted electric shower controls and shower head, low level wc, wall mounted wash hand basin with vanity unit beneath, chrome heated towel rail, built in airing cupboard.

First Floor

Landing

Eaves storage space, door through to:

Bedroom Two

17'9 x 18'7 (5.41m x 5.66m)

Windows overlooking the front and rear elevations, built in wardrobe cupboards, additional eaves storage space.

Outside

Front Garden

Designed for low maintenance in mind, mainly shingled areas with picket fencing enclosing the garden, hedging.

Rear Garden

Extensive in size and mainly laid to lawn with brick paved pathways. The gardens enclosed with fencing to all sides offering privacy and seclusion, greenhouse, summerhouse.

Garage One

14'8 x 8'1 (4.47m x 2.46m)

Metal up and over door, power and light connected.

Garage Two

21'10 x 9'4 (6.65m x 2.84m)

Timber framed construction, double wooden opening doors.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

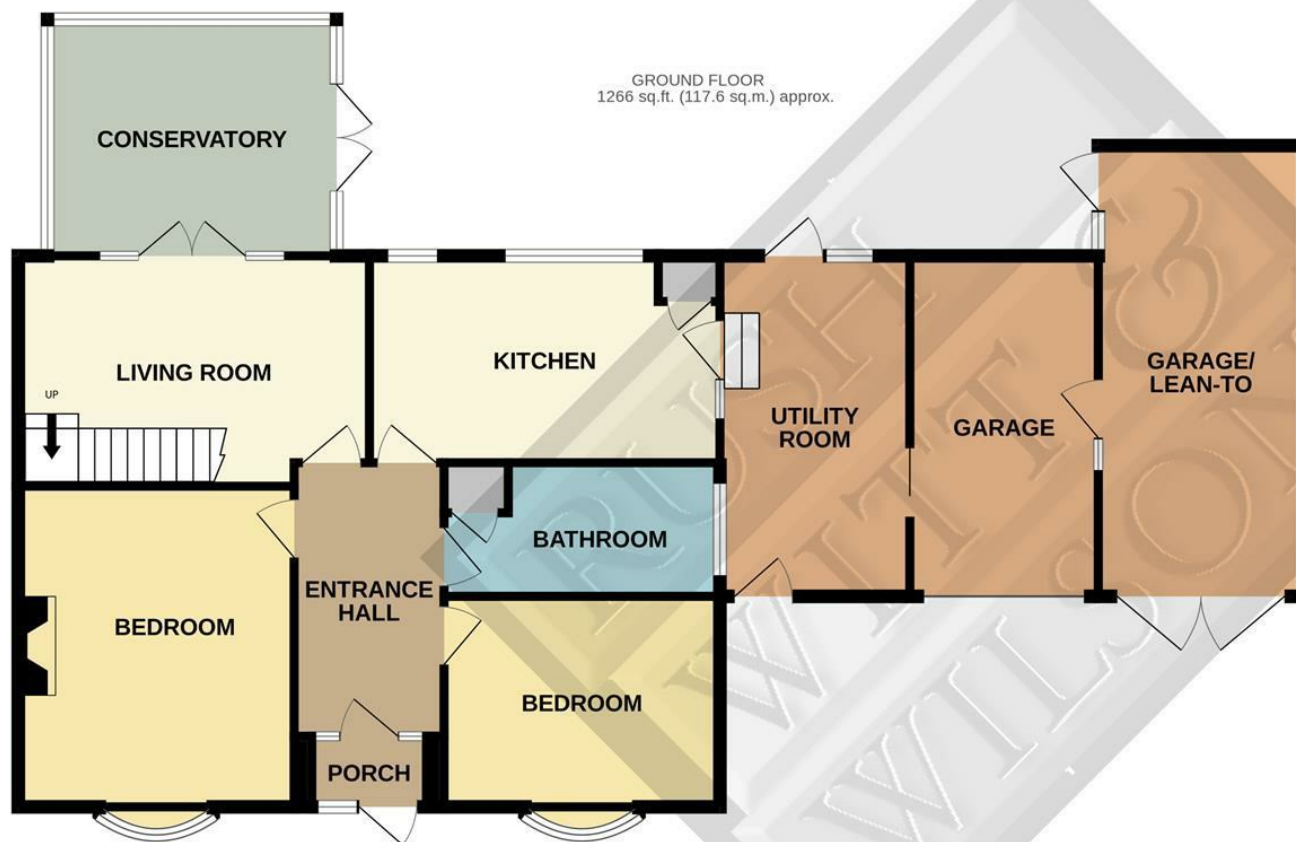
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

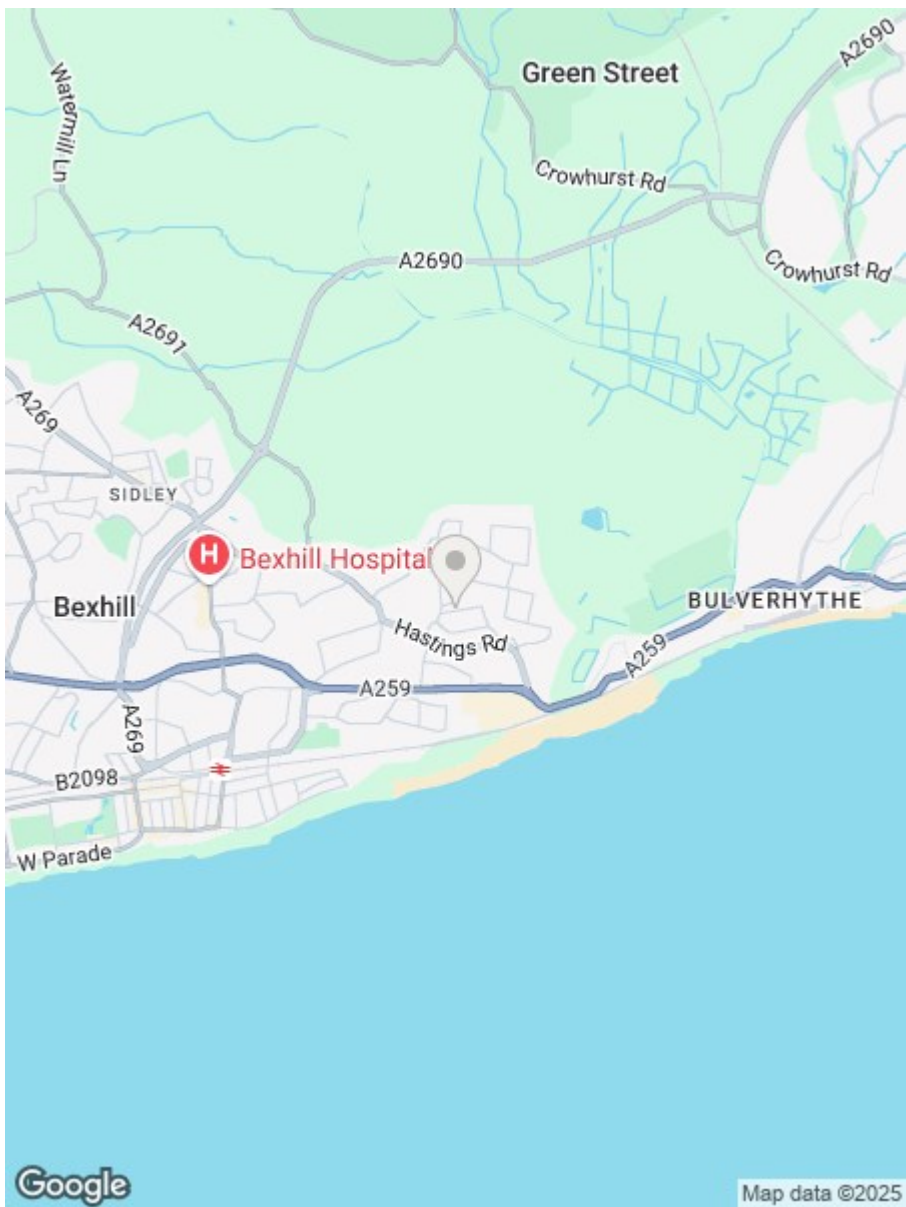
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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