

**RUSH  
WITT &  
WILSON**



**25 Birkdale, Bexhill-On-Sea, East Sussex TN39 3TR  
£440,000**

**Two bedroom detached bungalow in need of modernisation, ideally located in this popular part of West Bexhill, offering bright and spacious accommodation throughout the property comprises large L-shaped lounge/diner , fitted kitchen and breakfast room, two large double bedrooms, bathroom and separate wc. Other internal benefits include gas central heating to radiators a modern double glazed windows and doors throughout. Externally the property offers a private and secluded rear garden, front garden and driveway providing off road parking for multiple vehicles leading to the single garage. Ideally situated this highly desired location with easy access to local main route bus stops and only 0.6 miles to Little Common Village and 1.6 miles to Bexhill town centre. Offered with no onward chain, viewing comes highly recommended by RWW Bexhill.**



**Entrance Porch**

Double glazed front door leading to entrance porch, with double glazed sidelight windows to the front and side elevations, internal obscured double glazed front door and obscured double glazed sidelight windows leading to entrance hall.

**Entrance Hall**

Comprising radiator.

**Lounge/Diner**

23'6" x 17'3" (7.17 x 5.28)

Double aspect, glazed window to the front and rear elevations with a double glazed door giving access onto the rear garden, two radiators, feature fireplace with fitted gas fire, open archway leads through to kitchen.

**Kitchen/Breakfast Room**

Double glazed windows and door to the rear elevation giving access onto the rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, space for freestanding cooker with fitted extractor hood above, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding fridge/freezer, open archway leading back through to lounge/diner, recessed ceiling spotlights, part tiled walls.

**Inner Hallway**

Access to loft space, airing cupboard housing the hot water cylinder with slatted shelving.

**Bedroom One**

15'0" x 12'2" (4.58 x 3.71)

Double aspect, double glazed window to the rear and side elevations, radiator, vanity unit with wash hand basin with storage cupboard beneath and tiled splashback.

**Bedroom Two**

15'0" x 12'2" (4.58 x 3.71)

Double aspect, double glazed windows to the front and side elevations, radiator, fitted wardrobes with sliding doors comprising hanging space and shelving.

**Bathroom**

Obscured double glazed window to the side elevation., radiator, bathroom suite comprising panelled enclosed bath

with wall mounted shower controls and shower attachment, low level wc and pedestal mounted wash hand basin, part tiled walls, electric shaver point, wall mounted bathroom heater.

**Separate WC**

Obscured double glazed window to the side elevation, radiator, low level wc , wall mounted wash hand basin with tiled splashback.

**Outside****Rear Garden**

With concrete pathway that runs down both sides and rear of the property, with gated side access down both sides, the rest of the garden is mainly laid to lawn with some mature plants and shrubs.

**Front Garden**

Mainly laid to lawn with mature plants and shrubs, blocked paved driveway providing off road parking for multiple vehicles leading to the single garage.

**Single Garage.****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.







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>		
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(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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