

**RUSH
WITT &
WILSON**



**16 Gunters Lane, Bexhill-On-Sea, East Sussex TN39 4EB
£435,000**

A stunning circa. 1920's two bedroom detached bungalow presented to an exceptional standard by the current vendors, extensively refurbished and restored, situated in the beautiful 'leafy' Glenleigh Park area of Bexhill. The property comes with three reception rooms, upvc conservatory, stunning kitchen/ breakfast room with solid woodblock worktops, utility area, gas central heating system, entrance vestibule, full modern bathroom suite with separate shower, original windows with secondary glazing, wood-burning stove in main reception room, beautiful character and charm throughout, extensive off road parking, detached single garage, private front and rear gardens, viewing comes highly recommended by sole agents, Rush Witt & Wilson.



Entrance Vestibule

Tiled floor, window and stable door to front elevation.

Entrance Hallway

Double radiator and glazed entrance door.

Living Room

15'9 x 15'7 (4.80m x 4.75m)

Bay window overlooks the front elevation, double radiator, woodburning stove.

Dining Room

12' x 8'4 (3.66m x 2.54m)

Window to front and side elevations, double radiator.

Kitchen/Breakfast Room

15'9 x 10'5 (4.80m x 3.18m)

Modern fitted kitchen comprising a range of handle-less base and wall units with solid woodblock worktops, single drainer one and a half bowl enamel sink unit, integrated dishwasher, Rangemaster 110 classic cooker with extractor canopy and light, glass splashback, integrated fridge and freezer, wood effect tiled floor, concealed lighting.

Utility Area

Double radiator, base and wall units which match the kitchen with woodblock worktops, plumbing for washing machine and space for tumble dryer.

Conservatory

11'8 x 9'9 (3.56m x 2.97m)

Overlooks the rear and side elevations with French door to patio,. double radiator, wood effect flooring, suitable for all year round use.

Inner Hallway

Access to roof space, tiled floorboard effect flooring.

Bedroom One

12'4 x 10'8 (3.76m x 3.25m)

Windows to the side elevation, French doors to rear garden, double radiator.

Bedroom Two

11'6 x 10'2 (3.51m x 3.10m)

Double radiator.

Bathroom

Contemporary suite comprising double ended bath with chrome controls and floating water fall, wall mounted wash hand basin with vanity unit beneath, w.c. with low level flush, walk-in glass shower cubicle with chrome controls, fixed shower head and hand shower attachment. tiled floor and walls, wall mounted chrome heated towel rail, window to the rear elevation.

Outside**Front Garden**

Mainly laid to lawn with extensive off road parking on brick paved driveway, all enclosed with fencing to all sides, ranch style porch with outside lighting, timber framed wood store.

Detached Garage

With up and over door, personal door, windows, outside water tap.

Rear Garden

Mainly laid to lawn and enclosed with fencing to all sides, large timber framed shed, patio area for alfresco dining, outside power sockets, to one side there is hardstanding enclosed with retaining wall and fencing and to the other side there is an allotment area with bricked paved pathway giving side access via a timber door. The rear garden is enclosed with high level fencing and newly kept hedging for privacy and seclusion.

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.



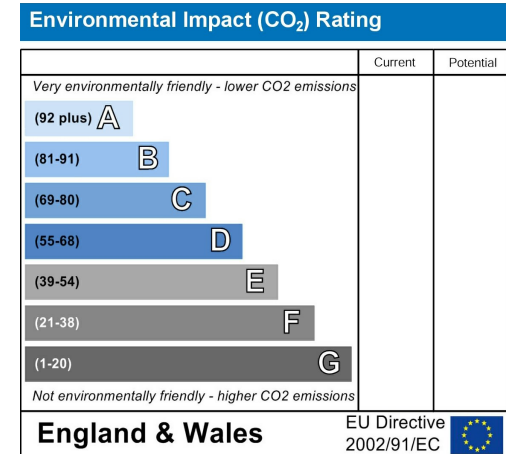
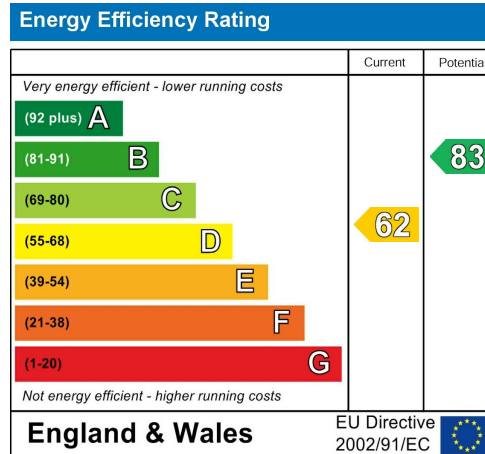


GROUND FLOOR
 APPROX. FLOOR
 AREA 1020 SQ.FT.
 (94.8 SQ.M.)

DETACHED GARAGE
 APPROX. FLOOR
 AREA 146 SQ.FT.
 (13.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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