

**RUSH  
WITT &  
WILSON**



**32 Terminus Avenue, Bexhill-On-Sea, East Sussex TN39 3LZ  
£565,000**

**A beautifully presented detached bungalow with three bedrooms, built circa 1950's, situated in a secluded location, close to Collington Woods and Bexhill seafront promenade. Easy access to local shops and mainline railway station. Features include some beautiful extensive private gardens front and rear, perfect for relaxation and entertaining. Gas central heating system ensures a warm and inviting atmosphere and entrance porch. All windows and doors are double glazed for enhanced insulation and soundproofing. Two spacious reception rooms provide ample living space. Modern bathroom and additional cloakroom, modern kitchen/breakfast room, ideal for family meals and gatherings. UPVC double glazed conservatory, offering additional living space and garden views. Extensive Off-road parking and single garage for secure vehicle storage. Transport Links: Close to mainline railway station with direct routes to London and buses to Towns. Council Tax Band: E. Viewing Recommendations: Highly recommended by RWW sole agents. This beautifully presented bungalow combines charm and modern living in a desirable location. Perfect for families or retirees seeking comfort and convenience. Don't miss the opportunity to make this your new home!**



### **Entrance Porch**

With windows to the front and side elevations.

### **Entrance Hall**

Access to roof space with loft ladder and light, two double radiators, built in airing cupboard with slatted shelving.

### **Dining Room**

10'11" x 8'8" (3.34 x 2.66)

Herringbone wood flooring, double opening glass doors, double radiator, patio doors lead to the conservatory.

### **Conservatory**

12'3" x 9'1" (3.75 x 2.78)

upvc double glazed construction, overlooking the rear garden with French doors leading to bricked paved patio area, further window to the side elevation.

### **Living Room**

16'2" x 12'6" (4.95 x 3.83)

Two windows to the front elevation, double radiator, open fireplace with ornamental surround and ornate plinth.

### **Cloakroom**

wc with concealed cistern, wall mounted wash hand basin, half height wall tiling tiled floor, heated towel rail, obscured glass window to the rear elevation.

### **Kitchen/Breakfast Room**

11'0" x 10'10" (3.37 x 3.31)

Fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, gas hob with extractor canopy and light, integrated double oven with grill, space for fridge/freezer, tiled splashbacks, window to the rear elevation, double radiator, storage cupboard, door to side, door leading through to garage.

### **Bedroom One**

13'1" x 9'10" (4.00 x 3.00)

Dual aspect with windows to the front and side elevations, double radiator, fitted wardrobe cupboards.

### **Bedroom Two**

13'8" x 10'9" (4.18 x 3.28)

Solid wood herringbone flooring, windows to both the rear and side elevations, double radiator, built in wardrobe cupboard.

### **Bedroom Three**

9'10" x 8'2" (3.02 x 2.51)

Window to the side elevation, double radiator.

### **Bathroom**

Suite comprising panelled bath with hand/shower attachment and controls, obscured glass window to the rear elevation, wc with concealed cistern, inset wash hand basin with vanity unit beneath, wall vanity unit with mirror and light, heated towel rail, tiled walls.

### **Outside**

Total gardens of 0.18 of an acre.

### **Front Garden**

Beautifully designed with a whole host of exquisite mature plants, shrubs and trees of various kinds, enclosed with a combination of fencing and hedging to all sides offering privacy and seclusion, off road parking can be found on the brick paved driveway to the front of the property leading to the garage, shingled areas, side access is available via gate.

### **Garage**

With electrically operated up and over door, power and light, wall mounted gas central heating and domestic hot water boiler, integral door into the rear lobby.

### **Rear Garden**

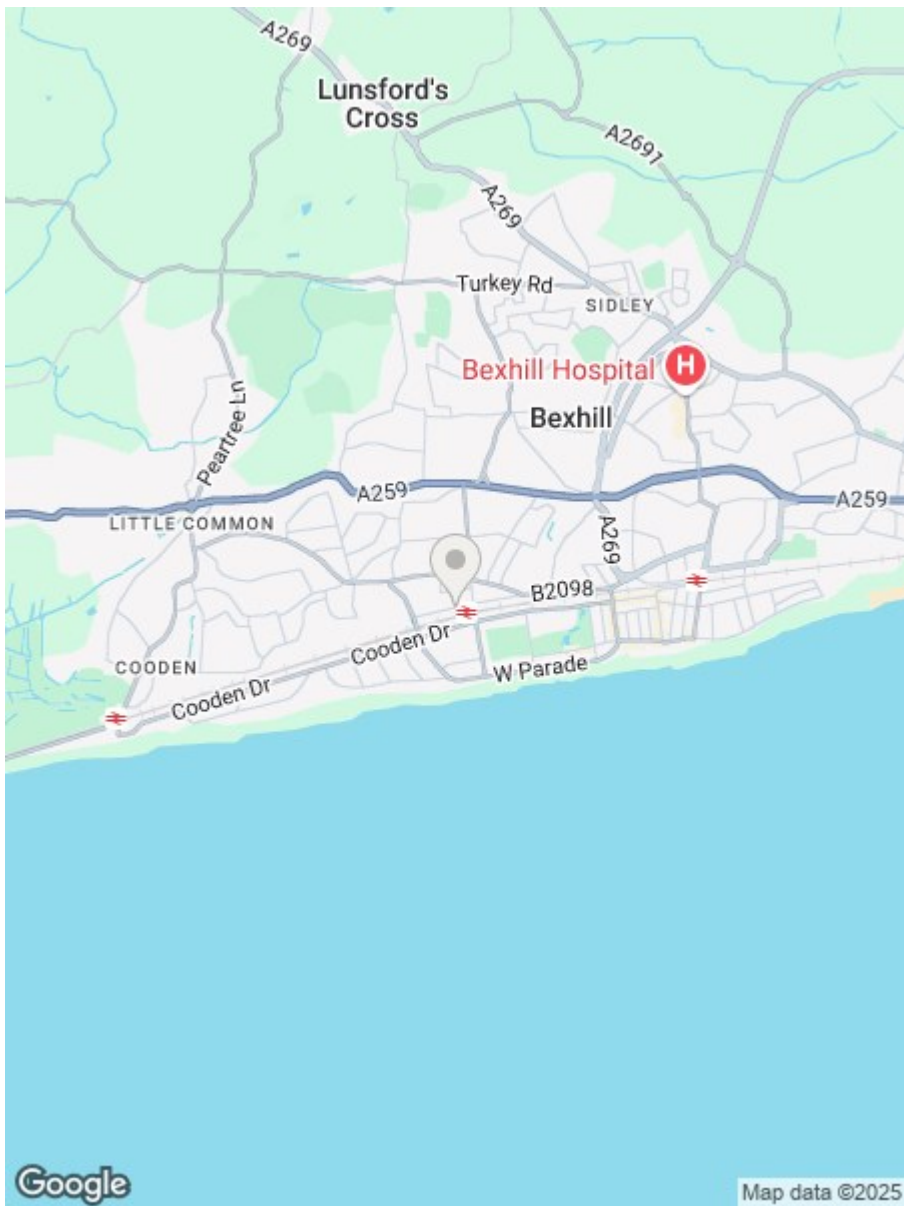
Well stocked with shrubs, plants, flowers and trees of various kinds, private and secluded, enclosed with fencing to all sides, patio areas for alfresco dining, two timber framed sheds, outside water tap, side access is available.

### **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 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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