

**RUSH  
WITT &  
WILSON**



**46 The Gorseway, Bexhill-On-Sea, East Sussex TN39 4PR  
£495,000**

**An opportunity to acquire this exceptionally well presented two bedroom detached bungalow, ideally located in this highly sought after residential area within walking distance to Little Common Village. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge, modern fitted kitchen/dining room with built in appliances, two double bedrooms, modern fitted shower room and a separate wc. Other internal benefits include gas central heating to radiators and double glazed windows. Within the last four years the property has had a new boiler and new radiators, re-wired with a new consumer unit, consumer unit and general refurbishment throughout. Externally the property boasts a beautifully maintained private and secluded rear garden, whilst to the front of the property there is a front garden and a driveway providing off road parking leading to the single garage. Conveniently situated in this popular residential part of west Bexhill, within easy walking distance of Little Common Village with its wide range of amenities. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow in this popular location. Offered with NO ONWARD CHAIN. Council Tax Band D.**



**Entrance Porch**

4'11" x 4'8" (1.50 x 1.44)

Double glazed front door with double glazed sidelight window leading to the entrance porch, with tiled floor, obscured glass panelled internal front door with obscured glass panelled sidelight window leading to the entrance hall.

**Entrance Hall**

Radiator, access to loft space, large storage, airing cupboard with radiator and fitting shelving.

**Lounge**

19'3" x 12'5" (5.88 x 3.79)

Double glazed bay window to the front elevation, two double glazed windows to the side elevation, two radiators, feature fireplace with fitted electric fire.

**Kitchen/Diner**

14'7" x 11'10" (4.45 x 3.62)

Double aspect double glazed windows to the rear and side elevations, uPVC door giving access to the side of the property, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated eye level electric double oven and grill, induction hob with extractor hood above, integrated washing machine, integrated slimline dishwasher, integrated undercounter fridge, integrated undercounter freezer, stainless steel bowl and half sink with drainer and mixer tap, part tiled walls, recessed ceiling spotlights, large walk in larder, double glazed window to the side elevation, gas central heating boiler and fitted shelving.

**Bedroom One**

13'10" x 11'10" (4.23 x 3.63)

Double aspect, double glazed windows to the rear and side elevations with a set of double glazed doors giving access onto the rear garden, radiator, built in wardrobe with hanging space and shelving, electric consumer unit and storage cupboard above.

**Bedroom Two**

13'5" x 10'11" (4.09 x 3.34)

Double glazed window to the front elevation, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above.

**Shower Room**

Obscured double glazed window to the rear elevation, heated chrome towel rail, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, large walk in corner shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, fitted mirrored bathroom cabinet with lighting, recessed ceiling spotlights, extractor fan, tiled walls.

**Separate WC**

Obscured double glazed window to the rear elevation, radiator, low level wc, wall mounted wash hand basin with mixer tap, tiled walls, recessed ceiling spotlights, extractor fan.

**Outside****Rear Garden**

Beautifully maintained private and secluded rear garden with sun patios, the rest of the garden is mainly laid to lawn with extensive and mature plant, shrub and hedging, timber garden shed, gated access down both sides of the property leading to the front.

**Front Garden**

Mainly laid to lawn, driveway providing off road parking leading to the single garage.

**Single Garage**

With up and over door, light and power, single glazed window to the side elevation.

**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.

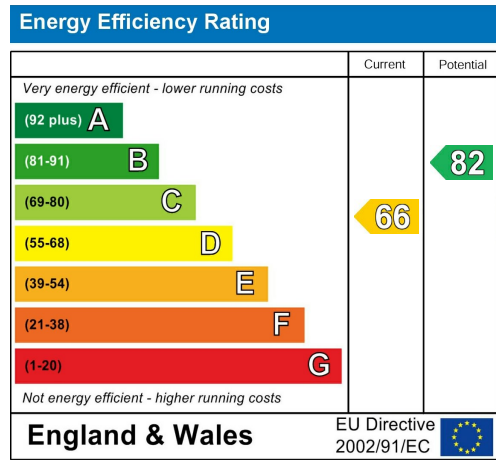
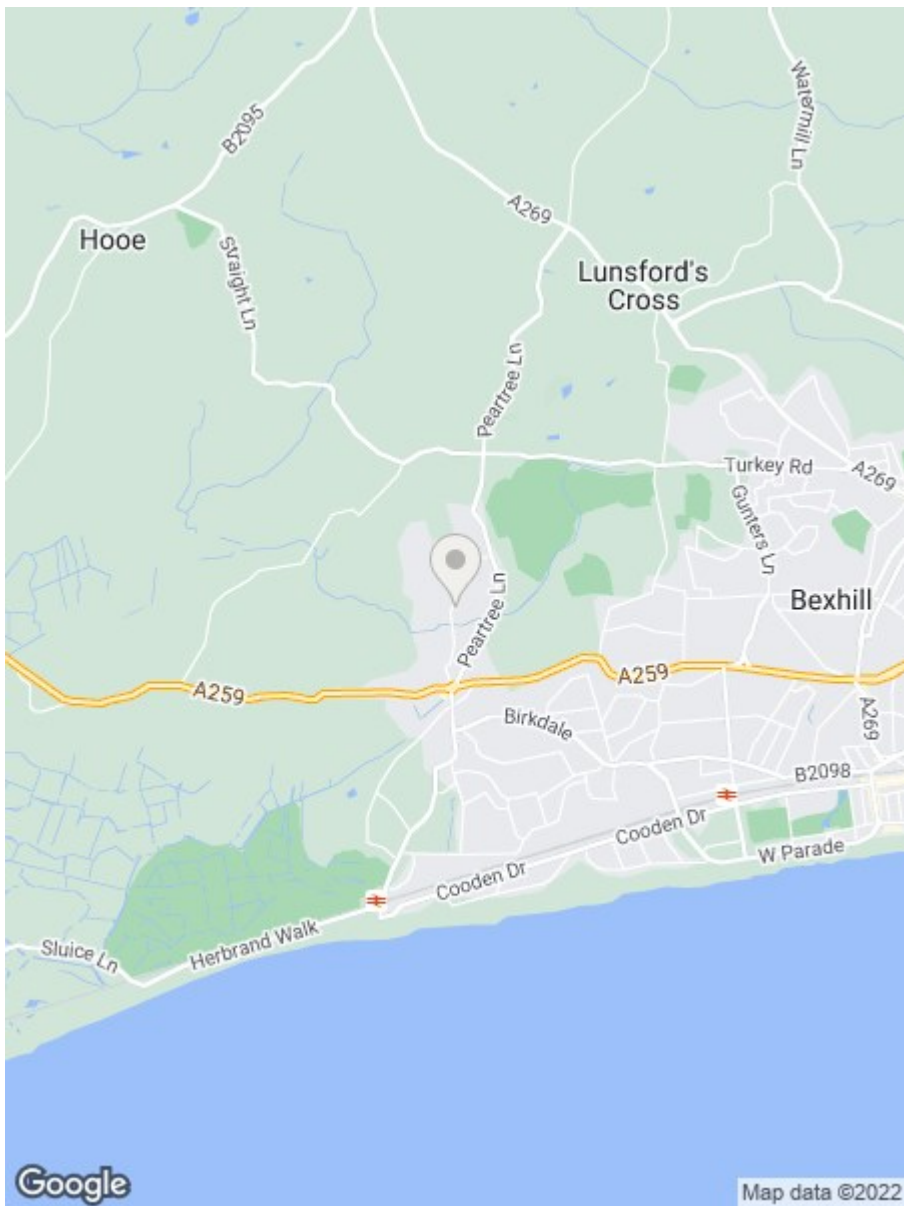


GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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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