

**RUSH  
WITT &  
WILSON**



**3 Ward Way, Bexhill-On-Sea, East Sussex TN39 4HL  
£480,000**

**A stunning two double bedroom detached bungalow, presented to an exceptional standard by the current vendors, offering bright, spacious and modern living space, beautiful private front and beautifully landscaped westerly facing rear garden, workshop/office, gas central heating system, double glazed windows and doors, beautiful kitchen/breakfast room/ family room, oak doors throughout, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Porch**

With double door opening out onto the side.

### **Entrance Hallway**

Composite entrance door, double radiator, wood effect flooring.

### **Living Room**

18'9" x 12'0" (5.74 x 3.66)

French doors lead out onto the rear garden, further windows to the side, double radiator and vertical radiator.

### **Kitchen/Breakfast Room**

19'0" x 12'0" (5.80 x 3.68)

Stunning modern kitchen comprising white high gloss, handle-less base and wall units with laminate worktops, induction hob with glass splashback with extractor canopy with light, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, single drainer enamel sink unit with modern up and over mixer tap, additional floor to ceiling storage cabinets, integrated Neff double oven with grill, windows to the side and front elevations, double radiator, space for fridge/freezer, wood effect flooring.

### **Bedroom One**

14'3" x 10'0" (4.35 x 3.07)

Window to the front elevation, double radiator, fitted wardrobe cupboards and matching bedside cabinet.

### **Bedroom Two**

11'11" x 12'3" (3.64 x 3.75)

French doors lead out onto the rear garden, double radiator.

### **Bathroom**

Stunning suite comprising large ceramic floor tiles, walk in double width shower with marble splashbacks, glass screen, chrome controls and chrome showerhead, wc with low level flush, wall mounted wash hand basin, splashbacks, double radiator, two obscured glass windows overlook the side elevation, heated chrome towel rail, electric shaver point, wall mounted mirror fronted medicine cabinet with matching vanity unit to the side.

### **Outside**

#### **Front Garden**

Traditionally paved for generous off road parking with in/out driveway, fenced to both sides of the property.

### **Rear Garden**

Mainly laid to lawn, beautiful patio areas suitable for alfresco dining, greenhouse, timber framed shed, summerhouse to the rear of the garden, trellised areas, planting boxes, well stocked flower and shrub beds with stone chipping, all enclosed to all sides with fencing offering privacy and seclusion, side access is available.

### **Workshop/Office**

18'5" x 9'6" (5.62 x 2.91)

Window and door to the side elevation, French doors to the front, base and wall units with laminate worktops, additional workbench to the side with base units.

### **Agents Note**

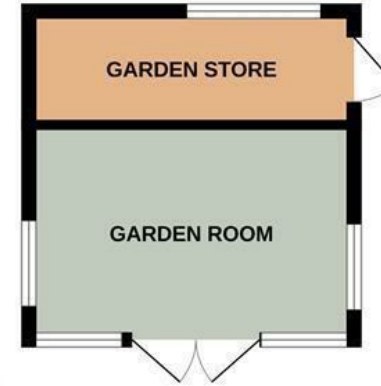
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



OUTBUILDING  
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">70</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 20px;">85</div>
(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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