

**RUSH  
WITT &  
WILSON**



**34 Chantry Avenue, Bexhill-On-Sea, East Sussex TN40 2EB  
£365,000**

**A detached two bedroom bungalow in need of refurbishment, located in the beautiful Chantry area of Bexhill, occupying a corner plot, private front and rear gardens, double glazed windows and doors, detached garage, electric heating, VACANT POSSESSION, viewing comes highly recommended by RWW Bexhill.**



**Entrance Porch**

With entrance door, obscure glass window to the side elevation.

**Entrance Hall**

Night storage heater, airing cupboard.

**Living room**

22'8 x 14'4 (6.91m x 4.37m)

Window to the rear elevation, bay window to side, wood burning stove.

**Kitchen**

5'4 x 9'10 (1.63m x 3.00m)

Window to the side elevation, door to front, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer.

**Bedroom One**

15'10 x 11'10 (4.83m x 3.61m)

Window to the rear elevation overlooking the rear garden, fitted wardrobe cupboards.

**Bedroom Two**

13'10 x 10' (4.22m x 3.05m)

Windows to front and side elevations, night storage heater.

**Bathroom**

Suite comprising bath, wall mounted wash hand basin, half height wall tiling, obscured glass window to the side elevation, night storage heater.

**Separate WC**

WC with low level flush, wall mounted wash hand basin, half height wall tiling, obscured glass window to the front elevation.

**Outside****Front & Side Gardens**

All mainly laid to lawn, corner plot, gate, enclosed with fencing to both sides, side access is available, mature trees, shrubbery and plants of various kinds,

**Rear Garden**

Mainly laid to lawn, enclosed with fencing to all sides,

mature shrubbery, timber framed shed, additional plastic storage shed.

**Garage**

Detached 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 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>		
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Lettings & Property Management**



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