

**RUSH  
WITT &  
WILSON**



**10 Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2QG**  
**Guide Price £399,950**

**An opportunity to acquire this two bedroom detached bungalow with south facing garden ideally located in this popular residential location. Offering bright and spacious accommodation throughout the property comprises large extended lounge/diner, fitted kitchen/breakfast room, two double bedrooms and a family bathroom, other internal benefits include gas central heating to radiators and double glazed windows throughout. External the property boasts a beautifully maintained south facing rear garden with summerhouse, whilst to the front of the property there is a front garden and driveway providing off road parking for multiple vehicles leading to the carport and single garage. Ideally situated within close and easy access to local amenities, bus stops, doctors surgery and the picturesque Coombe Valley county Park, whilst still only being approximately one mile from Bexhill town centre with mainline rail station, amenities and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning detached bungalow in this popular location, offered with NO ONWARD CHAIN. We have been advised by the vendor that there is further potential to extend the property to the side providing usual permissions are obtained.**



### **Entrance Porch**

Obscured glass panelled front door leading to the entrance porch, with tiled floor, glass panelled internal door leading to the hallway.

### **Entrance Hallway**

Radiator, large storage cupboard with hanging space, shelving, electric consumer unit and storage cupboard above, airing cupboard housing the hot water cylinder with slatted shelving and storage cupboard above, access to loft space with fitted loft ladder.

### **Lounge/Diner**

26'6" x 12'9" (8.10 x 3.91)

Double glazed door to the side elevation and double glazed sliding patio door to the rear elevation both giving access onto the rear garden patio, double glazed window to the side elevation, two radiators, feature brick fireplace with fitted gas fire.

### **Kitchen/Breakfast Room**

10'0" x 8'10" (3.05 x 2.70)

Double glazed window to the rear elevation overlooking the rear garden, obscured double glazed stable door to the side elevation giving access onto the side of the property, radiator, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, breakfast bar, space for under counter fridge/freezer, plumbing space for washing machine, stainless steel single sink with drainer and mixer tap, integrated electric oven, worktop mounted electric hob with fitted extractor hood above, recessed ceiling spotlights, part tiled walls, tiled floor.

### **Bedroom One**

13'11" x 12'3" (4.25 x 3.75)

Double glazed window to the front elevation, radiator, a range of fitted bedroom wardrobes all comprising hanging space and shelving.

### **Bedroom Two**

11'2" x 9'6" (3.41 x 2.90)

Double glazed window to the front elevation, radiator.

### **Bathroom**

Two obscured double glazed windows to the side elevation, heated white towel rail, bathroom suite comprising low level

wc, pedestal mounted wash hand basin with mixer tap, large bath with mixer tap and shower attachment, tiled walls, recessed ceiling spotlights and tiled floor.

### **Outside**

#### **Rear Garden**

Beautifully maintained south facing rear garden with sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plant, shrub and hedge borders, greenhouse, timber garden shed with light and power and a timber summerhouse, feature garden pond, pergola providing additional covered seating area, wide side access down both sides with one side having access leading to the front drive and rear access into the garage.

#### **Summerhouse**

12'6" x 7'11" (3.83 x 2.43)

Double aspect single glazed windows to the front and side elevations with a set of singled glazed French doors, light and power.

#### **Garage**

19'11" x 7'10" (6.09 x 2.40)

Single garage with light, power, windows to the rear elevation, door to the side elevation giving access to the rear side of the property.

#### **Front Garden**

Mainly laid to lawn with some mature plants, shrubs and hedging, driveway providing off road parking for multiple vehicles leading to the carport and single 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.

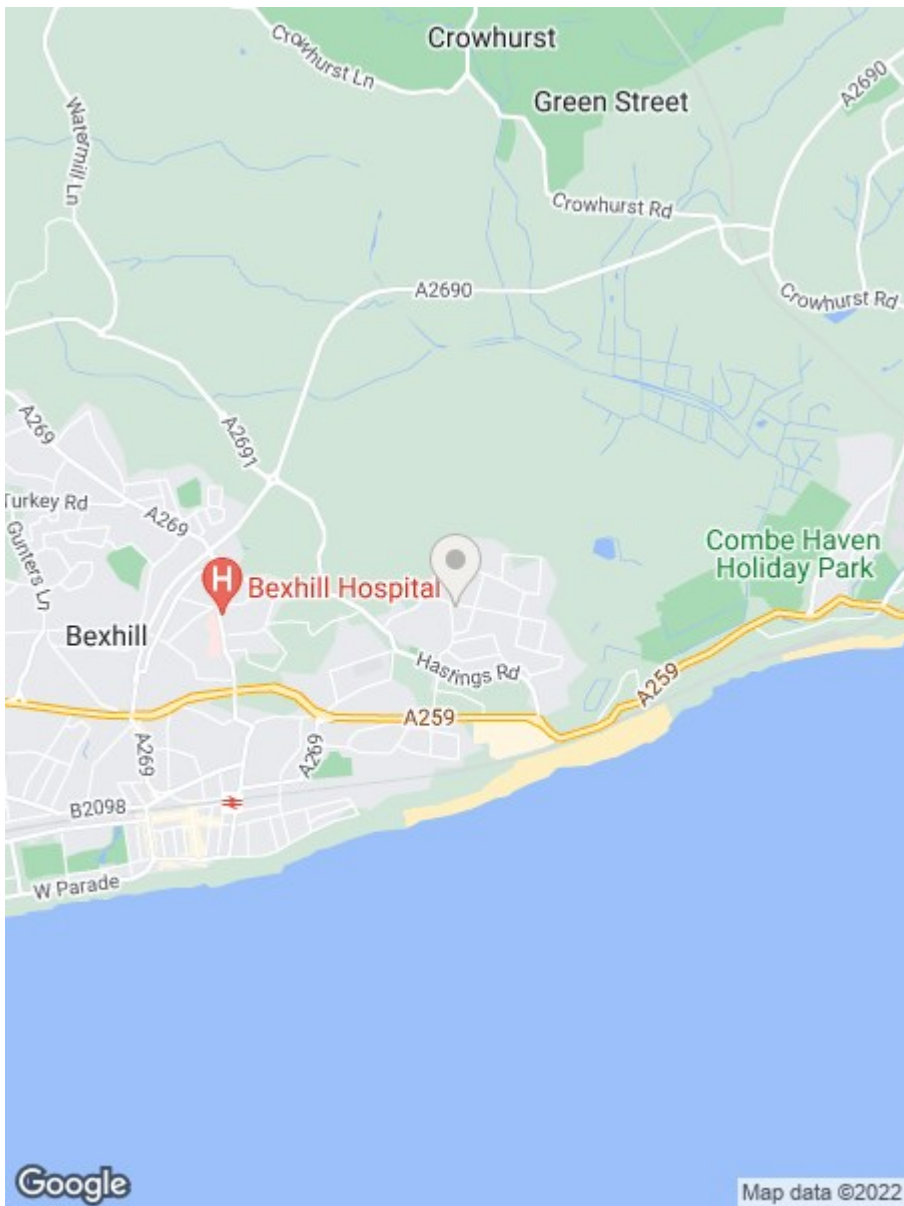


GROUND FLOOR  
939 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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>		84
(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>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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