

**RUSH
WITT &
WILSON**



**9 Crofton Park Avenue, Bexhill-On-Sea, East Sussex TN39 3SE
£479,950**

A beautifully presented spacious three bedroom detached bungalow, situated in the highly sought after Cooden area of Bexhill, three reception rooms, UPVC double glazed all-year round conservatory, kitchen/breakfast room, additional cloakroom, utility room, double glazed windows and doors, gas central heating system (new gas boiler), single garage, beautiful corner plot with private front, rear and side gardens. Viewing is highly recommended by Rush Witt & Wilson, Bexhill, Sole Agents.



Entrance Porch

Entrance door, windows to front and side elevations, terracotta floor tiling,

Entrance Hallway

Single radiator, access to roof space, additional single radiator,

Living Room

18'6 x 12'2 (5.64m x 3.71m)

Two obscure glass windows to side elevation, tiled fireplace, two single radiators, patio doors lead to conservatory.

Conservatory

11'3 x 11'2 (3.43m x 3.40m)

This overlooks the rear garden with French doors leading out, double radiator, UPVC double glazed construction, laminate wood flooring,

Dining Room

13'4 x 7'9 (4.06m x 2.36m)

Window to rear elevation, double radiator.

Kitchen/Breakfast Room

15' x 11'2 (4.57m x 3.40m)

Two windows overlook the rear garden. Fitted kitchen comprising with a range of wall and base units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for dishwasher, six gas burner hob, double oven and grill, two areas for large fridge and freezer, tiled splash-backs, built-in storage cupboard.

Utility Room

Space for tumble dryer, door leads to the side of the property.

Cloakroom

WC with low level flush, wall mounted wash hand basin, obscure glass window to side of the property, part tiled walls.

Bedroom One

11'9 x 11'2 (3.58m x 3.40m)

Window to front elevation, single radiator, built-in wardrobe cupboards.

Bedroom Two

12'4 x 11'6 (3.76m x 3.51m)

Window to front elevation, single radiator and built-in wardrobe cupboards.

Bedroom Three

11'8 x 6'10 (3.56m x 2.08m)

Window to side elevations, fitted radiator, wardrobe cupboards with sliding doors.

Bathroom

Modern suite comprising w.c. with concealed cistern, wall mounted square modern wash hand basin with vanity unit beneath, shower/bath with chrome controls and hand shower attachment, additional fixed shower head and shower screen. heated chrome towel rail, built-in linen cupboards, two obscure glass windows to side elevations, smart splash-backs, dark wood effect laminate flooring,

Outside**Front Garden**

Mainly laid to lawn, beautifully laid with neat shrub beds which are well stocked, brick pathway and bricked hard-standing for vehicles, side access, outside lighting.

Side Garden

Timber framed shed and all enclosed with fencing to all sides, lawned area, potential extension or garage could be created subject to the usual planning permissions, side gate and extensive flower and shrub beds, all well stocked.

Rear Garden

Mainly laid to lawn private and secluded with beautifully established flower and plant beds all enclosed by fencing and some trellising to the rear, beautiful pergola for seating for alfresco dining, additional entertaining areas are available. Outside water tap. Vegetable patch.

Garage

With Up and over door, power and light, personal door to the rear, window to the rear.

Agents Note

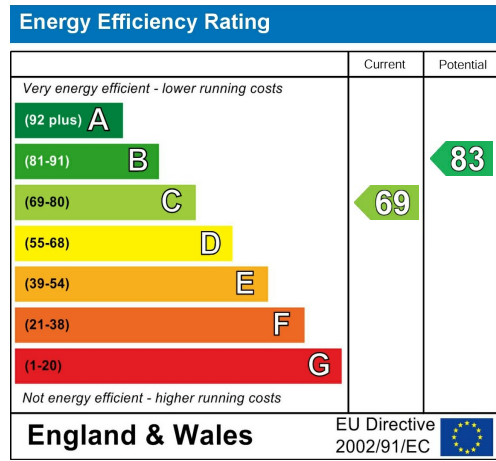
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 1347 SQ.FT. (125.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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