

**RUSH  
WITT &  
WILSON**



**8 Cherry Tree Gardens, Bexhill-On-Sea, East Sussex TN40 2QL  
£375,000**

**An impressive three bedroom detached bungalow with loft conversion, in need of some updating, VACANT POSSESSION, gas central heating system, double glazed windows and doors, situated in a quiet cul-de-sac location, front entrance porch, living room, kitchen/breakfast room, utility room, conservatory, study, two cloakrooms, bathroom to the ground floor with two bedrooms, master bedroom and bathroom to first floor, garage and off road parking, extensive gardens to the front and rear. Viewing comes highly recommended by RWW sole agents . Council Tax Band D.**



### **Entrance Porchway**

With entrance door.

### **Entrance Hall**

Double radiator, built in cloaks cupboard.

### **Cloakroom**

WC with low level flush, single radiator, obscured glass window to the rear elevation, half height wall tiling.

### **Living Room**

12'6" x 12'4" (3.83 x 3.76)

Window to the front elevation, double radiator, fitted coal effect electric fire with ornate surround.

### **Kitchen/Breakfast Room**

12'2" x 10'9" (3.72 x 3.30)

Window to the rear elevation, fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl composite sink unit with mixer tap, gas hob, integrated double oven with grill, single radiator. space for table and chairs.

### **Utility Room**

8'5" x 7'10" (2.59 x 2.41 )

Patio doors lead to the rear elevation, window to side, double radiator, plumbing for washing machine, space for tumble dryer, door to garage.

### **Study/Hallway**

9'7" x 8'7" (2.94 x 2.63)

Double radiator, under stairs storage.

### **Conservatory**

7'8" x 5'6" (2.34 x 1.70)

Window to the front elevation, patio doors to the side.

### **Additional Cloakroom**

WC with low level flush, wash hand basin with vanity unit beneath, wall mounted cabinet, obscured glass window to the side elevation, double radiator, half height wall tiling, electric shaver point.

### **Bedroom Two**

11'0" x 10'2" (3.37 x 3.11)

Window to the rear elevation, patio doors to the side elevation, double radiator.

### **Rear Lobby**

Window and door to the rear elevation.

### **Bedroom One**

13'2" x 10'9" (4.03 x 3.30 )

Bay window to the front elevation, double radiator, built in wardrobe cupboards.

### **Bathroom**

Suite comprising walk in shower cubicle with electric shower unit, controls and showerhead. pedestal mounted wash hand basin, heated towel rail, half height wall tiling, obscured glass window to the rear elevation.

### **Inner Hallway**

Double radiator.

### **First Floor Landing**

Doors giving access to eaves storage, built in airing cupboard.

### **Bedroom Three**

11'11" x 10'5" (3.64 x 3.20)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

### **Bathroom**

Suite comprising panelled bath, wc with low level flush, pedestal mounted wash hand basin, heated towel rail, half height wall tiling, obscured glass window to the front elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn, beautifully stocked with a whole host of different shrubs, trees and plants of various kinds, all enclosed with fencing to all sides, side access is available, off road parking can be found on the driveway leading to the garage.

#### **Garage**

17'1" x 7'11" (5.23 x 2.43)

With up and over door, windows to the side and rear elevations, personal door into the utility room, eaves storage is also available. Power and light, wall mounted gas central heating and domestic hot water boiler.

### **Rear Garden**

Private and secluded, mature shrubbery, plants and trees of various kinds, outside water tap, fishpond with waterfall, two timber framed sheds, greenhouse, patio area for alfresco dining, lawned areas, summerhouse, side access.

### **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  
1150 sq.ft. (106.9 sq.m.) approx.



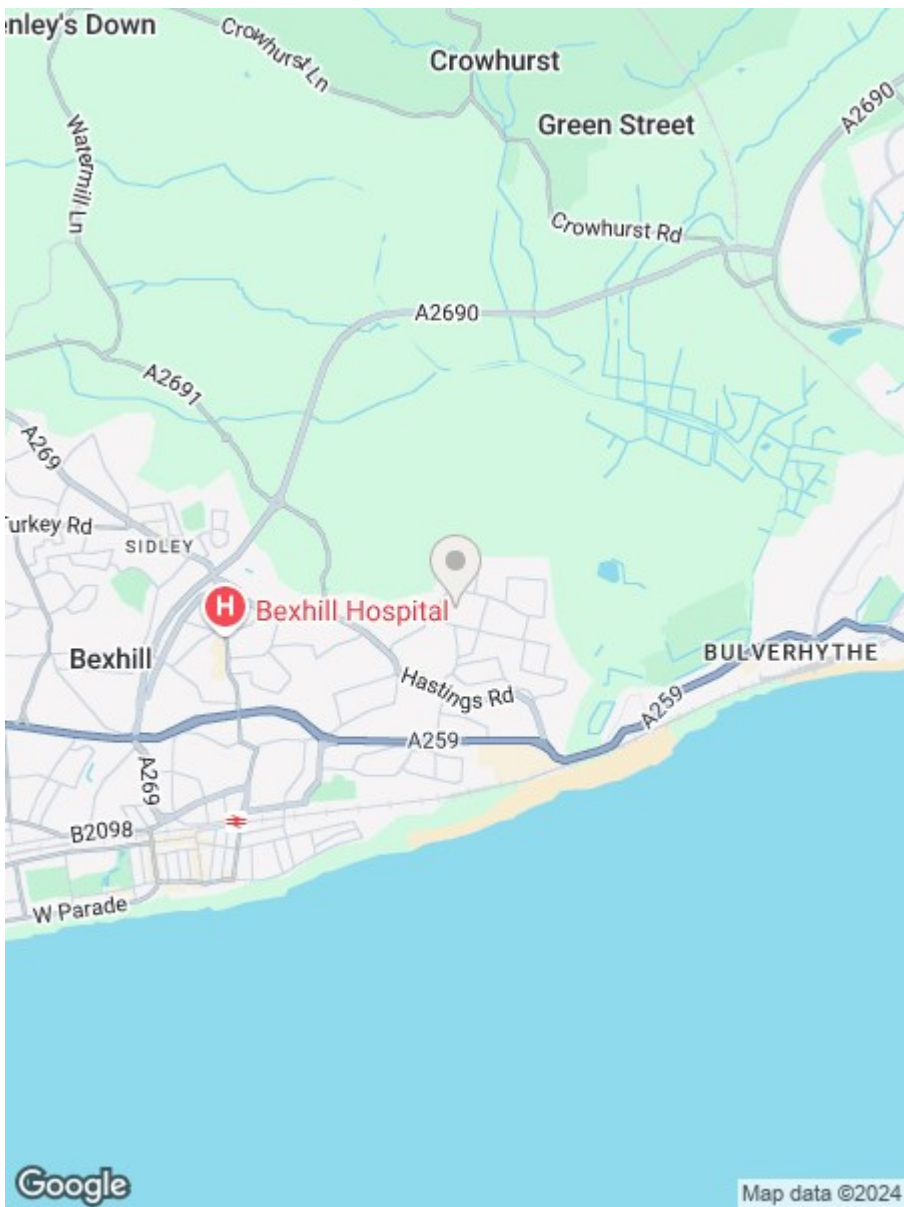
1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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.

Made with Metropix ©2024



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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**