

**RUSH  
WITT &  
WILSON**



**19 Saxon Rise, Bexhill-On-Sea, East Sussex TN40 1TF  
£400,000**

**A detached three bedroom bungalow, situated in this popular residential location of Bexhill, with in close proximity to Bexhill town centre, Bexhill train station and Bexhill seafront. Offering bright and spacious accommodation throughout the property, the property comprises three double bedrooms, large living room, fitted kitchen and bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, a garage and private front and rear gardens. Viewing comes highly recommended by RWW sole agents . Council Tax Band D.**



**Entrance Porch**

With double radiator, obscured glass entrance door leading to entrance hallway.

**Entrance Hallway**

With entrance door, radiator, access to loft space via loft hatch, storage cupboards with radiators and shelving.

**Living Room**

19'9" x 12'3" (6.02 x 3.74)

Double glazed windows to the rear elevation overlooking the rear garden, two double radiators.

**Kitchen**

11'10" x 8'3" (3.61 x 2.54)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob with extractor canopy above, space for freestanding fridge and freezer, space and plumbing for washing machine, tiled splashbacks, window to the rear elevation, obscured glass panelled door leading to the side, gas central heating and domestic hot water boiler.

**Bedroom One**

12'11" x 10'5" (3.94 x 3.19)

Double glazed windows to the rear elevation, radiator.

**Bedroom Two**

11'6" x 9'10" (3.51 x 3.00)

Window to the front elevation, radiator.

**Bedroom Three**

9'9" x 6'11" (2.99 x 2.11)

Window to the front elevation, radiator.

**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, p-bath with chrome taps, wall mounted shower attachment, shower controls and showerhead, obscured double glazed windows to the side elevation, chrome heated towel rail, additional radiator.

**Outside****Front Garden**

Driveway providing off road parking for multiple vehicles, the rest of the garden is mainly laid to lawn.

**Garage**

With up and over door.

**Rear Garden**

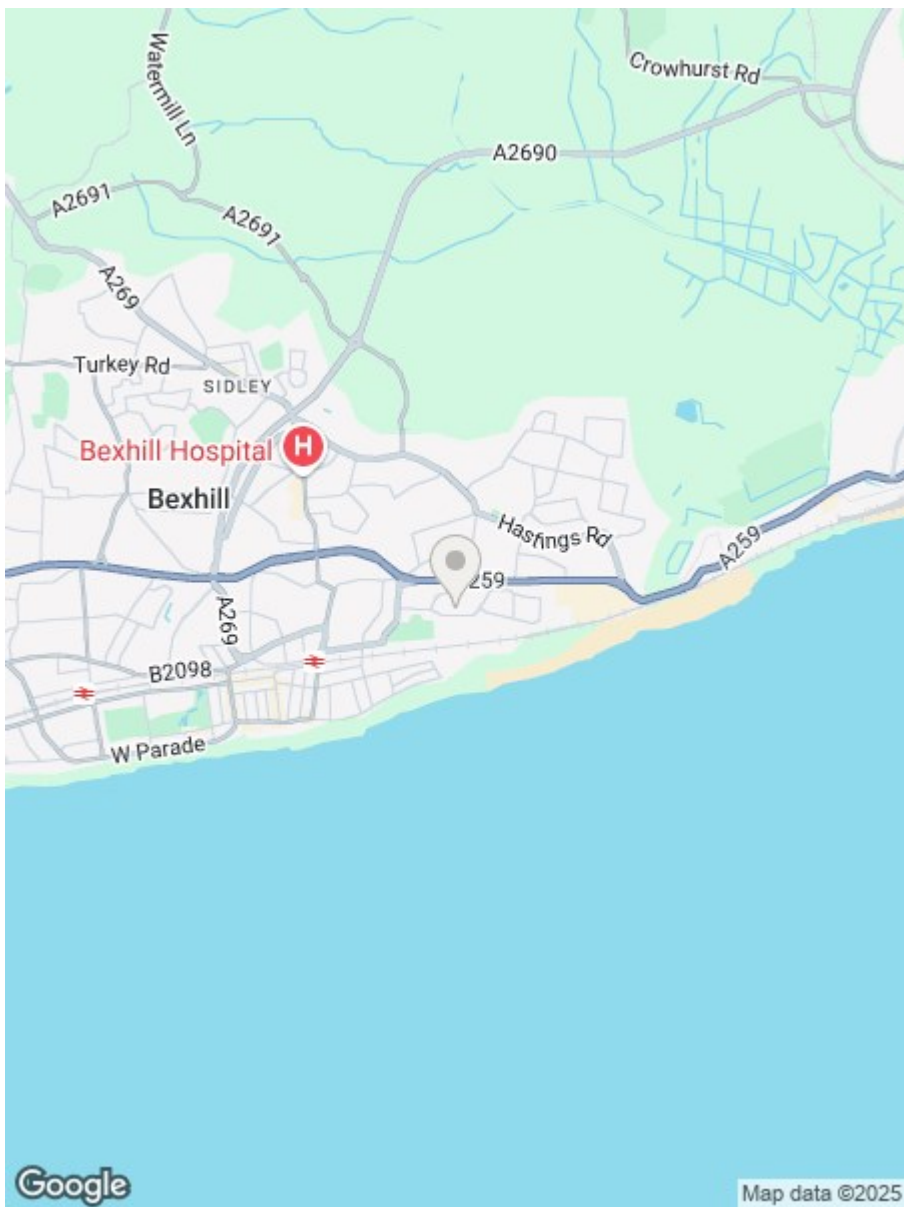
Mainly laid to lawn with patio areas suitable for alfresco dining, enclosed with fencing to all sides, side access is available, distant sea views.

**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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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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