

**RUSH  
WITT &  
WILSON**



**39 Clinch Green Avenue, Bexhill-On-Sea, East Sussex TN39 5HN**  
**Guide Price £399,950**

**A beautiful three bedroom detached bungalow with gas central heating system, double glazed windows and doors, private front and rear gardens with far reaching views out towards Beachy Head and Eastbourne, modern fitted kitchen, modern bathroom, utility room, off road parking, large boarded loft with light and potential for further development subject to usual planning being obtained, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Covered Entrance Porchway**

With circular window to the side.

**Private Entrance Hallway**

Window to the side elevation, double radiator.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin with vanity cupboard beneath, chrome heated towel rail, tiled floor, slate tiled splashbacks.

**Living Room**

17'8" x 12'10" (5.41 x 3.93)

Bay window overlooks the front elevation, further window to side, double radiator, beautiful fireplace with grey brick slate.

**Kitchen**

12'9" x 12'0" (3.89 x 3.66)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, Smegg induction hob with extractor canopy and light, one and half bowl single drainer enamel sink unit with mixer tap, built in double oven with grill and warming tray, built in fridge, built in freezer, tiled splashbacks, double radiator, tiled floor, window and door to the side elevation.

**Utility Room**

10'9" x 8'3" (3.29 x 2.53)

Doors to both the front and rear elevations, fitted cupboards, plumbing for washing machine, space for tumble dryer.

**Bedroom One**

13'5" x 12'2" (4.11 x 3.71)

Windows and French doors to the rear westerly elevation.

**Bedroom Two**

13'8" x 11'11" (4.17 x 3.64)

Windows to both the front and rear elevations, fitted bedroom furniture comprising wardrobe, drawers and dressing table, glass shelves, mirror, overhead storage compartments.

**Bedroom Three**

16'4" x 7'11" (4.99 x 2.42)

Window to both the side and front elevations, built in cupboard.

**Loft Room**

Partially converted access by loft ladder.

**Bathroom**

Wet room configuration, with chrome controls, shower attachment and fixed chrome showerhead, wc with low level flush, pedestal mounted wash hand basin, obscured glass window to the side elevation, combination of ceramic tiled walls and grey slate, mirror and chrome heated towel rail.

**Outside****Front Garden**

Mainly laid to lawn with brick paved pathways, off road parking is available, enclosed with mature shrubbery and plants of various kinds, retaining wall and picket fencing to the side.

**Rear Garden**

Westerly aspect with far reaching views out towards Beachy Head. Designed with low maintenance in mind, patio area, summerhouse with decking, outside water tap, outside light and shingled areas, access down the side of the property to the front.

**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  
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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.

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