

**RUSH
WITT &
WILSON**



**14 Sussex Close, Bexhill-On-Sea, East Sussex TN39 4JQ
£375,000**

Rush, Witt and Wilson are delighted to welcome to the market this two bedroom detached 'Larkin' bungalow, ideally located in this quiet and sought after cul-de-sac location of West Bexhill. Offering bright and spacious accommodation throughout, the property comprises double aspect lounge, separate dining room, fitted kitchen, two double bedrooms, shower room and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a low maintenance front garden with driveway providing off road parking for multiple vehicles leading to the single garage, a lean to/storage room and a private and secluded rear garden. Conveniently situated in this quiet and sought after location, within walking distance to Little Common Village whilst still only being approximately one mile from Bexhill town centre, viewing comes highly recommended by RWW Bexhill to appreciate this spacious bungalow in this popular location. Offered with NO ONWARD CHAIN. Council Tax Band D.



Entrance Porch

Double glazed, double doors to the side elevation, obscured glass panelled internal door with obscured glass panelled sidelight window leading to the large entrance hall.

Large Entrance Hall

Radiator, access to loft space with fitted loft ladder, airing cupboard housing the hot water cylinder with slatted shelving.

Lounge

19'0" x 13'5" (5.81 x 4.10)

Double glazed window to the front elevation, obscured double glazed windows to the side elevation, two radiators, feature fireplace with fitted gas fire, obscured glass panelled internal double doors leading through to the dining room.

Dining Room

13'5" x 9'0" (4.10 x 2.75)

Double glazed window to the side elevation, radiator, obscured glass panelled internal double doors leading to the lounge.

Kitchen

12'2" x 10'5" (3.71 x 3.19)

Double glazed windows and double glazed door to the rear elevation giving access onto the rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edged worktop surfaces, space for freestanding cooker, plumbing space for washing machine, stainless steel single sink with double drainer, space for freestanding fridge/freezer, built in larder cupboard which has an obscured double glazed window to the rear elevation and slatted shelving, wall mounted gas central heating boiler, tiled walls.

Bedroom One

15'11" x 12'0" (4.86 x 3.67)

Double glazed window to the front elevation, fitted wardrobe cupboards, radiator.

Bedroom Two

13'5" x 11'11" (4.11 x 3.65)

Double glazed window to the rear elevation, obscured double glazed window to the side elevation, radiator.

Shower Room

Obscured double glazed window to the side elevation, heated chrome towel rail, pedestal mounted wash hand basin, large walk in shower cubicle with wall mounted shower controls and shower attachment, tiled walls.

Separate WC

Obscured double glazed window to the rear elevation, radiator, low level wc, tiled walls.

Outside

Front Garden

Low maintenance front garden with mature plants and shrubs, driveway providing off road parking for multiple vehicles leading to the single garage, covered access down one side of the property through the lean to leading to the rear.

Rear Garden

Private and secluded rear garden with patio, small lawned area, the rest of the garden laid with mature plants, shrubs and hedging, door with rear access into lean to giving covered access to the front of the property, gated access down the other side of the property leading to the front.

Lean To

12'9" x 5'9" (3.89 x 1.76)

upvc doors to the front and rear elevations giving covered access, side door leading through to garage, light, power and fitted shelving.

Single Garage

18'8" x 7'10" (5.70 x 2.40)

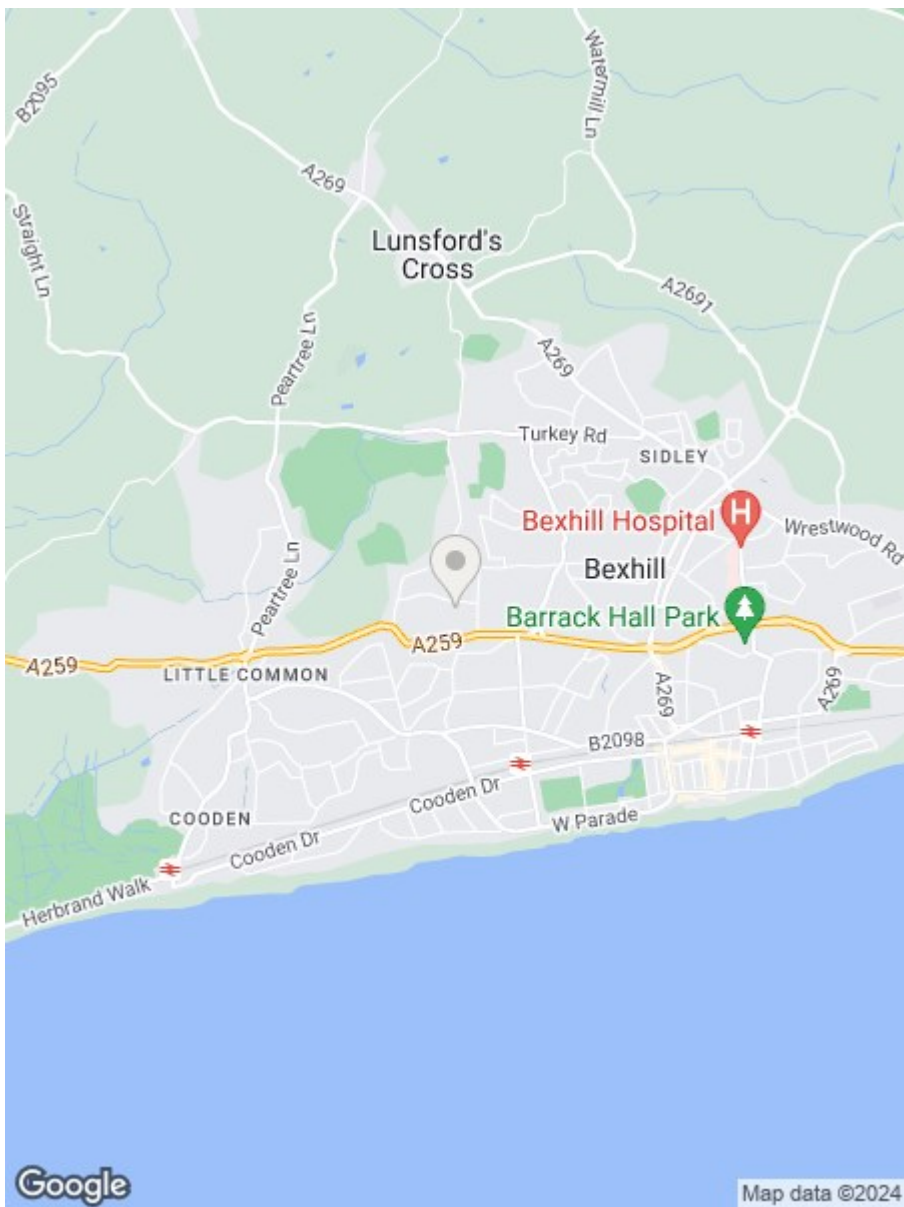
With up and over door, double glazed window to the rear elevation, side door leading through to lean to, light, power, fitted shelving, gas meter, electric consumer unit.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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