

**RUSH
WITT &
WILSON**



**The Squirrels St. Francis Chase, Bexhill-On-Sea, East Sussex TN39 4HZ
£405,000**

This modern three-bedroom detached bungalow is located in a peaceful residential area, accessible via a private gravelled driveway. Key features include: Three Bedrooms: Spacious and well-lit rooms for comfortable living. Detached Double Garage: Offers ample space for parking or additional storage. Gas Central Heating: Ensures a warm and inviting atmosphere. Double Glazed Windows and Doors: Enhances energy efficiency and sound insulation. Private Front and Rear Gardens: Perfect for relaxation or gardening enthusiasts. Cloakroom: Additional convenience for guests and residents alike. Vacant Possession: Ready for immediate occupancy. Quiet Location: Ideal for those seeking tranquility while still being close to local amenities. Viewing is highly recommended and is conducted by RWW sole agents. Council Tax Band: E. Don't miss the opportunity to make this lovely bungalow your new home!



Entrance Hallway

With entrance door, single radiator, window to the side elevation.

Cloakroom

WC with low level flush, wall mounted wash hand basin, obscured glass window to the front elevation, tiled floor, half height wall tiling, single radiator, built in vanity cupboard.

Living Room

24'10" x 12'0" (7.58 x 3.68)

Windows to both the front and side elevations, two double radiators, ornate fireplace.

Kitchen

10'2" x 9'1" (3.10 x 2.79)

Window and door to the side elevation, fitted kitchen comprising a range of base and wall units with granite straight edge worktops, twin drainer, one and half bowl sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, electric hob with extractor canopy and light, integrated oven, grill and microwave oven, space for fridge/freezer, wall mounted domestic hot water and gas central heating boiler.

Inner Hallway

Access to roof space and built in airing cupboard.

Bedroom One

12'1" x 12'7" (3.70 x 3.84)

French doors give access into the rear garden, single radiator, built in bedroom furniture comprising shelving, mirror fronted wardrobe cupboards and bedside cabinets.

Bedroom Two

9'10" x 9'1" (3.00 x 2.79)

French doors lead out to the garden, built in wardrobe cupboards, single radiator.

Bedroom Three

10'3" x 7'9" (3.14 x 2.37)

Window to the side elevation, single radiator.

Bathroom

Suite comprising double width walk in shower with electric shower unit , controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, single radiator, half height wall tiling, tiled floor, obscured glass window to the side elevation.

Outside

Front Garden

Beautifully designed with well stocked cottage style shrub and flowerbeds, bricked paved pathways lead to the side of the property, patio area for alfresco dining, the garden is enclosed with fencing to all sides offering privacy and seclusion, timber framed shed, additional garden space to the side of the garage.

Detached Double Garage

17'5" x 15'3" (5.32 x 4.67)

With electrically operated up and over door, personal door to side, window to the other side, outside water tap, shelving.

Rear Garden

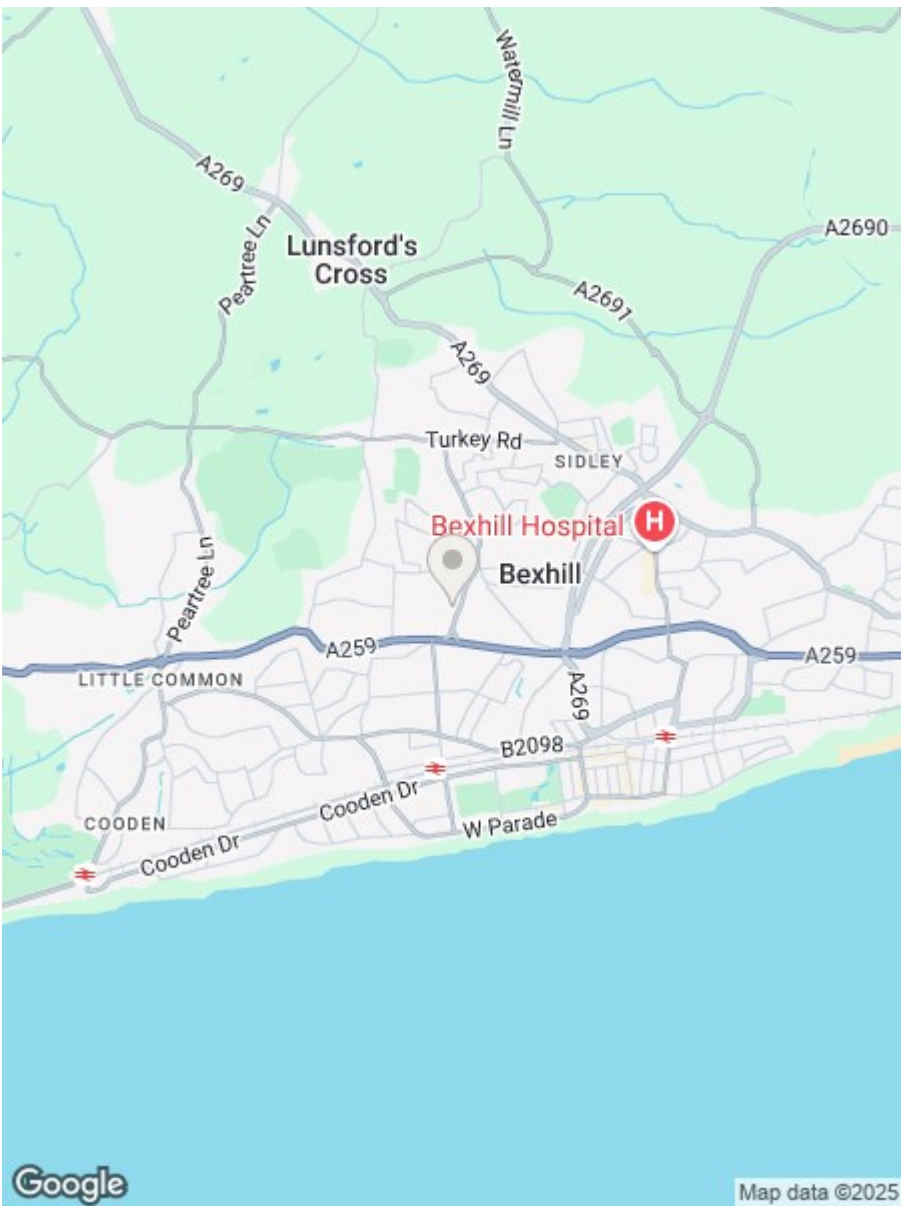
With a south westerly elevation, all enclosed with fencing to all sides, patio area for alfresco dining, summerhouse, the garden is predominately laid to lawn with mature shrubbery, plants and trees of various kinds, greenhouse, two timber framed sheds, additional westerly facing patio area, outside power points.

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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