

RUSH
WITT &
WILSON



63 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HH
Offers In Excess Of £308,000 Freehold

Extremely well presented, recently renovated three bedroom semi detached bungalow situated in this sought after residential location of Bexhill.

Offering bright and spacious accommodation throughout the property comprises living room, three bedrooms, modern fitted brand new kitchen/breakfast room ad a large family shower room suite. Other internal benefits include double glazed windows and doors throughout, brand new installed electric heating system. Externally the property boasts off road parking for multiple vehicles and private front and rear gardens.

Viewing comes highly recommended by Rush Witt & Wilson, sole agents with vacant possession.



Entrance Hallway

Obscured glass panelled entrance door, double electric radiator.

of crazy paving and shrubs to the side, enclosed to both sides with side access through to the rear garden.

Living Room

11'11 x 11'10 (3.63m x 3.61m)

Double glazed window overlooking the rear garden, electric radiator, fireplace with electric flame effect fire.

Rear Garden

Well established and extensive in size with a greenhouse, timber framed garden shed, side access is available, seating area suitable for al-fresco dining.

Kitchen/Breakfast Room

9'8 x 6'6 (2.95m x 1.98m)

Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hot, extractor canopy above, space for free standing fridge and freezer, space for washing machine, double glazed windows and doors giving access onto the rear garden, large storage cupboard, tiled splashbacks.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Bedroom One

13' x 9'3 (3.96m x 2.82m)

Double glazed window to the front elevation, electric radiator.

Important Notice:

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. **VAT:** The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

Bedroom Three

10'4 x 6'11 (3.15m x 2.11m)

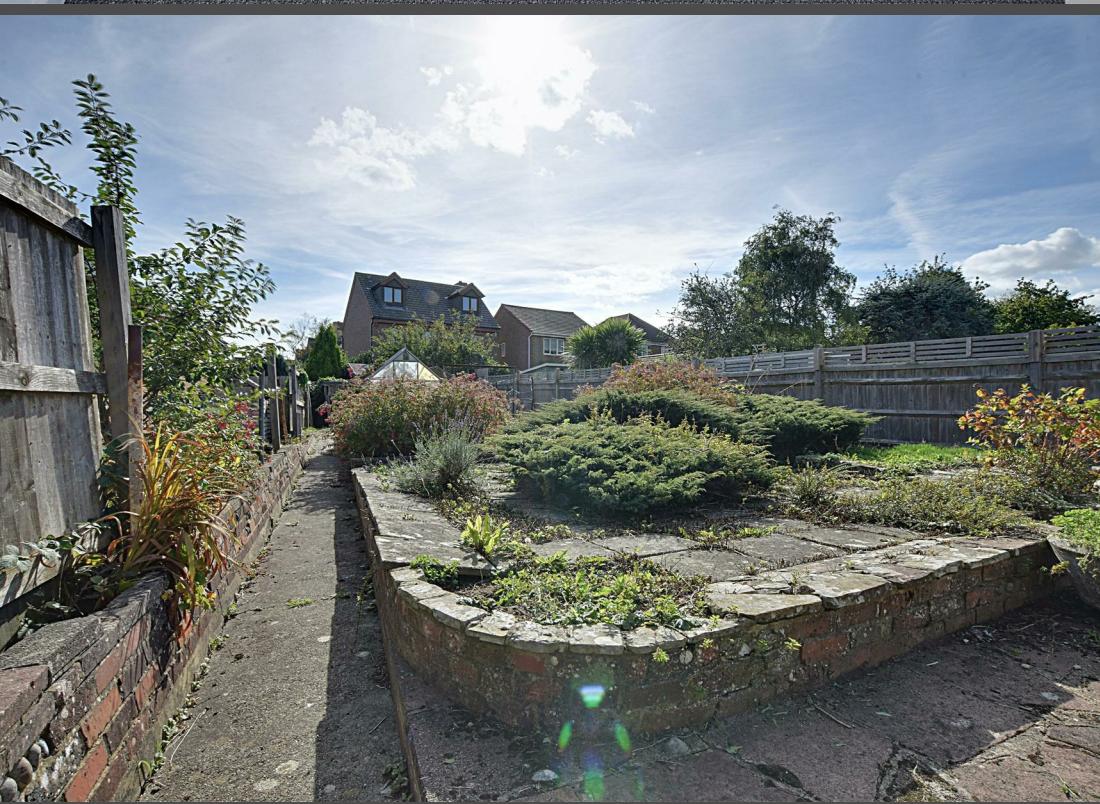
Double glazed windows to the front elevation, double glazed glass panelled door giving access onto the side, electric radiator.

Shower Room

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold taps, large walk-in shower cubicle with wall mounted electric shower controls, chrome shower attachment, shower head, airing cupboard with slatted shelving housing the hot water cylinder, chrome heated towel rail, obscured double glazed window to the rear elevation, tiled walls, tiled floor.

Outside**Front Garden**

Driveway providing off road parking for multiple vehicles, area

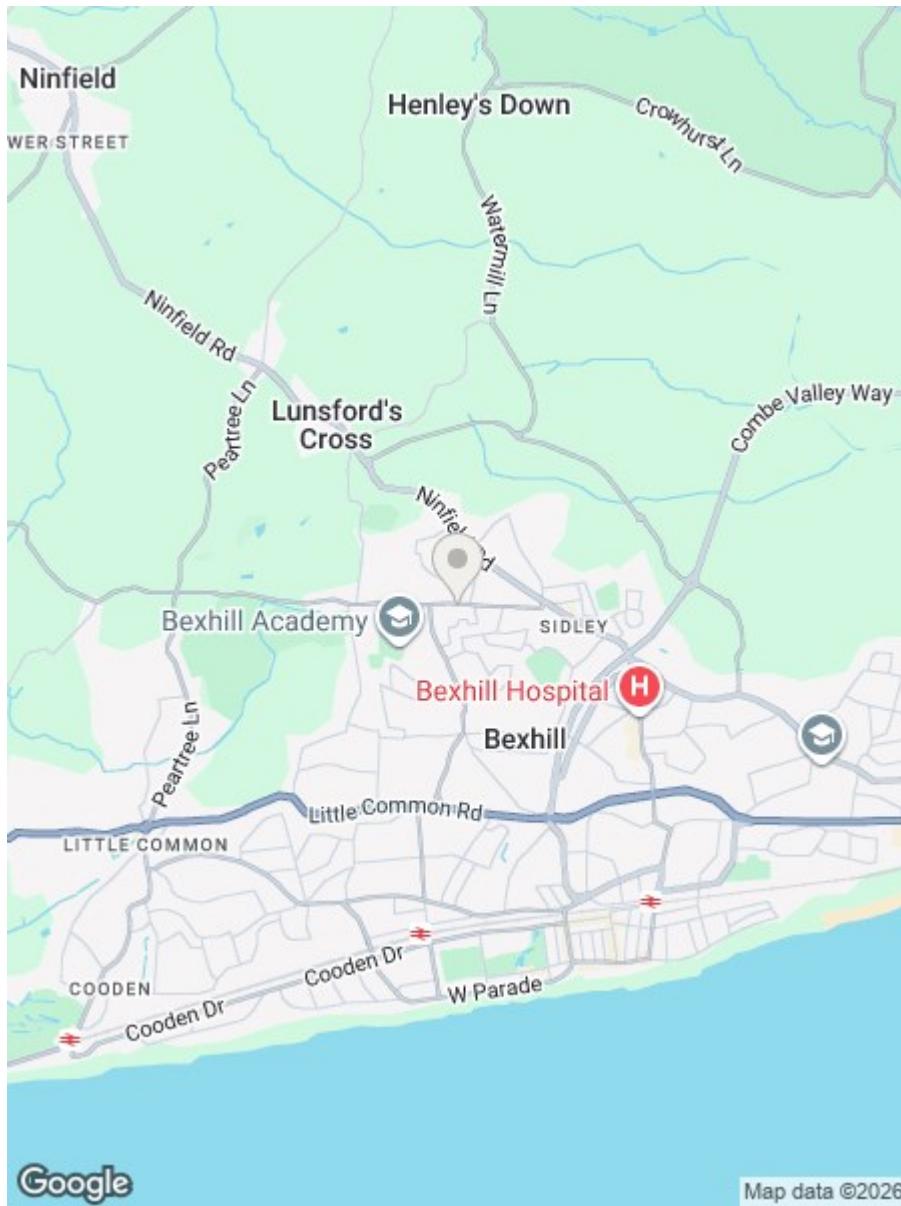


GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		47
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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