

**RUSH
WITT &
WILSON**



1 Greenways, Bexhill-On-Sea, East Sussex TN39 5HS
Offers In Excess Of £350,000 Freehold

A very spacious two bedroom detached bungalow with accommodation comprising kitchen/breakfast room, living room with ornate fireplace, two double bedrooms, cloakroom with separate shower room, entrance porch. Other benefits include gas central heating system, double glazed windows and doors, off road parking, garage, private front and extensive rear gardens, vacant possession. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Porch

Entrance door.

Entrance Hallway

Single radiator, access to roof space, built-in airing cupboard and cloaks cupboard.

Cloakroom/WC

Obscured glass window to the side elevation, wc with low level flush.

Living Room

20'2 x 17'1 (6.15m x 5.21m)

Two windows overlook the front elevation, window to side, three radiators, ornate fireplace, parquet flooring.

Kitchen/Breakfast Room

13'6 x 11'4 (4.11m x 3.45m)

Window to the rear elevation and window to side, door to side, fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer, one and a half bowl sink unit with mixer tap, integrated oven and grill, electric hob, single radiator, space for fridge and freezer, plumbing for washing machine, half height wall tiling.

Bedroom One

15'4 x 12'7 (4.67m x 3.84m)

Window to the rear elevation, single radiator, fitted wardrobe cupboards, parquet flooring.

Bedroom Two

15'2 x 12'1 (4.62m x 3.68m)

Built-in wardrobe cupboards, single radiator, window to the side elevation.

Shower Room

Suite comprising walk-in shower with electric shower unit controls, showerhead, pedestal wash hand basin, single radiator, tiled walls, obscured glass window to the side elevation.

Outside

Front Garden

Off road parking on brick paved driveway giving access to the garage, the rest of the garden is predominantly shingled for low maintenance in mind and is enclosed by fencing and some shrubbery.

Rear Garden

Extensive in size, access to both sides of the property, outside water tap, mainly laid to lawn with large patio area for alfresco dining and enclosed with fencing to all sides offering privacy and seclusion, potting shed and a plastic tool shed.

Garage

Up and over door, power and light, personal door to side with window to side.

Agents Note

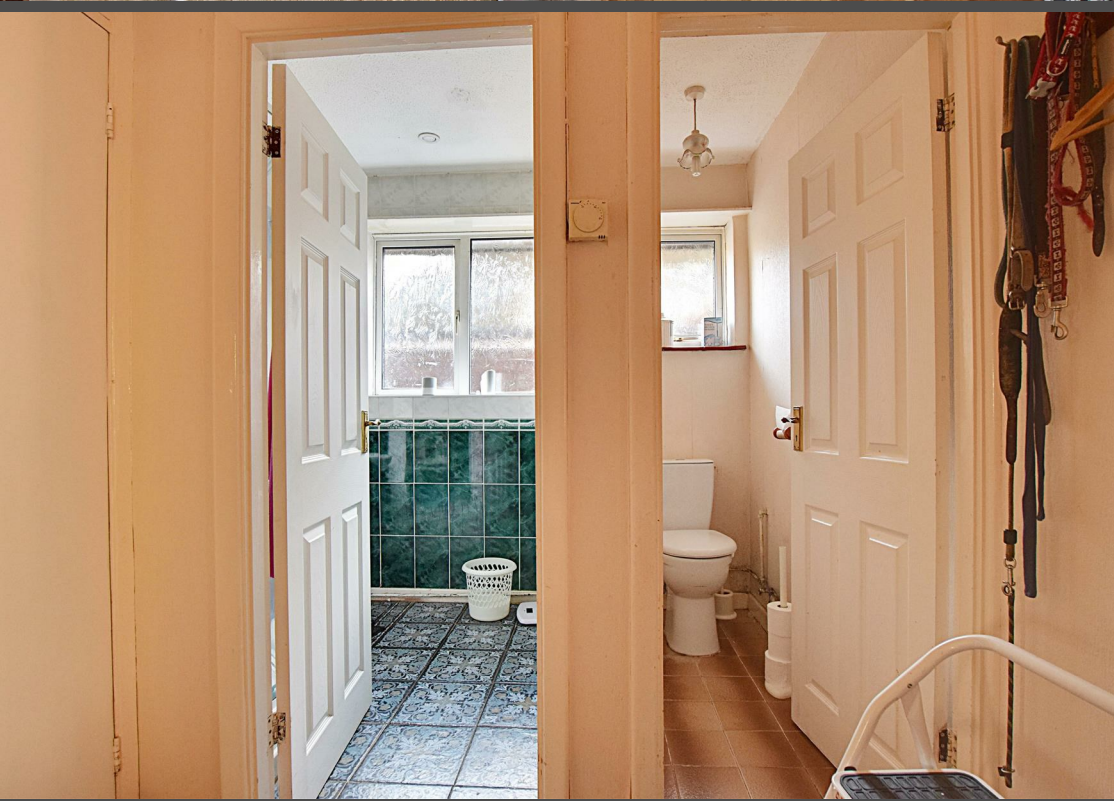
Council Tax Band - D

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.

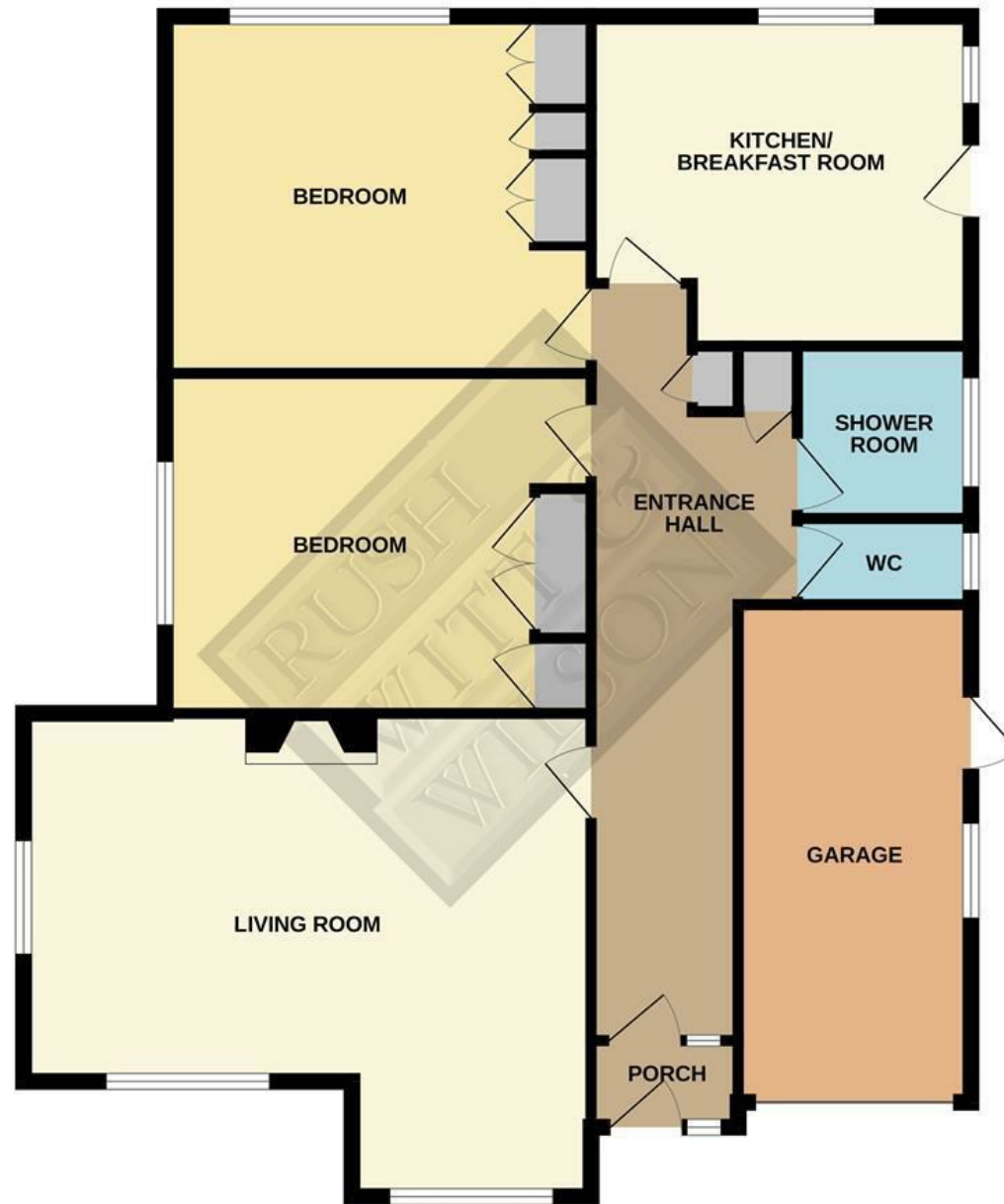
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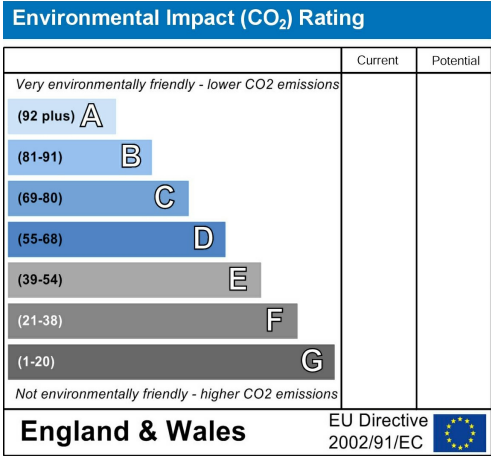
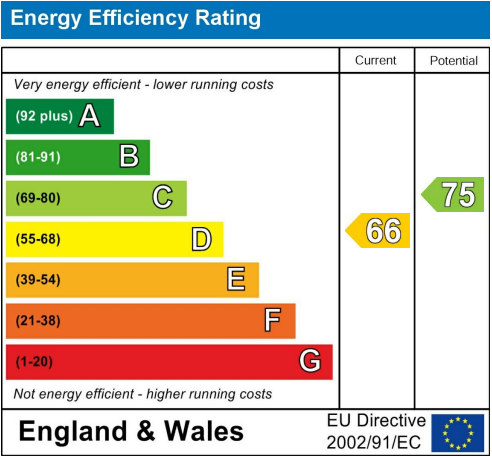
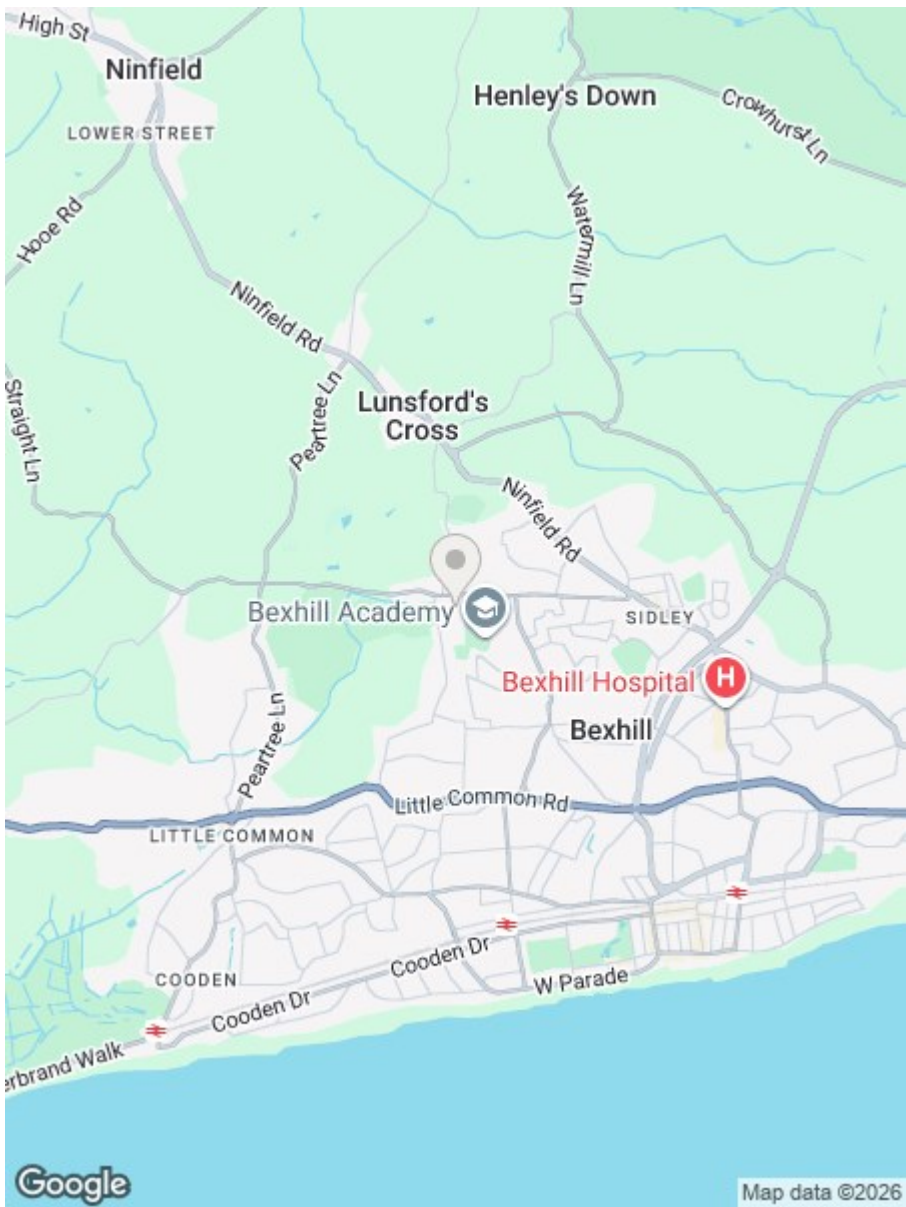


GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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