

**RUSH  
WITT &  
WILSON**



**1 First Avenue, Bexhill-On-Sea, East Sussex TN40 2PL  
£365,000**

**A detached bungalow situated in this highly sought after residential location of Bexhill, within short walking distance to Ravenside Retail Park with its wide range of amenities. Offering bright and spacious accommodation throughout the property comprises, bay fronted living room, fitted kitchen, conservatory, two double bedrooms and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts well established and maintained front and rear gardens, off road parking and a detached garage. Viewing comes highly recommended by RWW Bexhill. Council Tax Band D.**



**Entrance Porch**

Glass panelled entrance door leading to hallway.

**Entrance Hallway**

With entrance door, radiator, storage cupboard with shelving, access to loft space via loft hatch.

**Living Room**

13'11" x 12'2" (4.26 x 3.73)

Double glazed bay window to the front elevation, three radiators, feature fireplace.

**Kitchen**

12'10" x 10'6" (3.92 x 3.21)

Fitted kitchen with wall and base level units with laminate worktop surfaces, sink with drainer and hot and cold taps, integrated electric oven, space and plumbing for washing machine and dishwasher, space for fridge and freezer, windows to the side and rear elevations, glass panelled doors leading to the conservatory, gas central heating and domestic hot water boiler, radiator.

**Conservatory**

11'0" x 7'1" (3.36 x 2.17)

Windows to the side and rear elevations, glass panelled doors gives access onto the rear garden, radiator.

**Bedroom One**

12'6" x 11'1" (3.82 x 3.39)

Double glazed bay window to the front elevation, three radiators, built in wardrobe cupboards with mirrored doors, hanging space and shelving.

**Bedroom Two**

10'4" x 9'2" (3.16 x 2.81)

Built in wardrobe cupboards with sliding doors, radiator, window to the rear elevation overlooking the rear garden.

**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, disability access bath with chrome controls, additional chrome hand/shower attachment, wall mounted shower with showerhead, double radiator, tiled walls, obscured double glazed windows to the rear elevation.

**Outside****Front Garden**

Off Road Parking, blocked paved driveway providing off road parking for multiple vehicles, beautifully established front garden with trees and shrubs of various kinds.

**Rear Garden**

Mainly laid to lawn with resin area suitable for alfresco dining, enclosed to all sides, beautifully maintained and well established with various plants, shrubs and trees, side access is available, timber framed garden shed, summerhouse, greenhouse.

**Detached Garage**

With up & over door, rear access door.

**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.



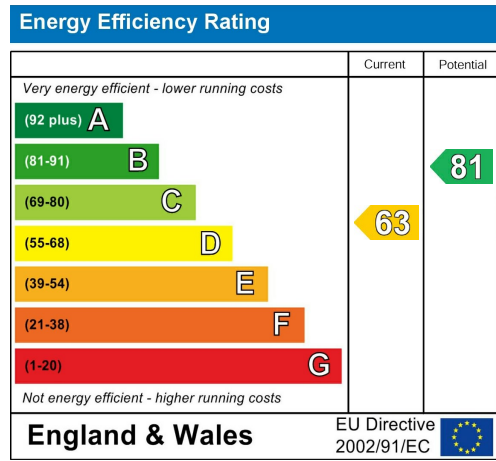
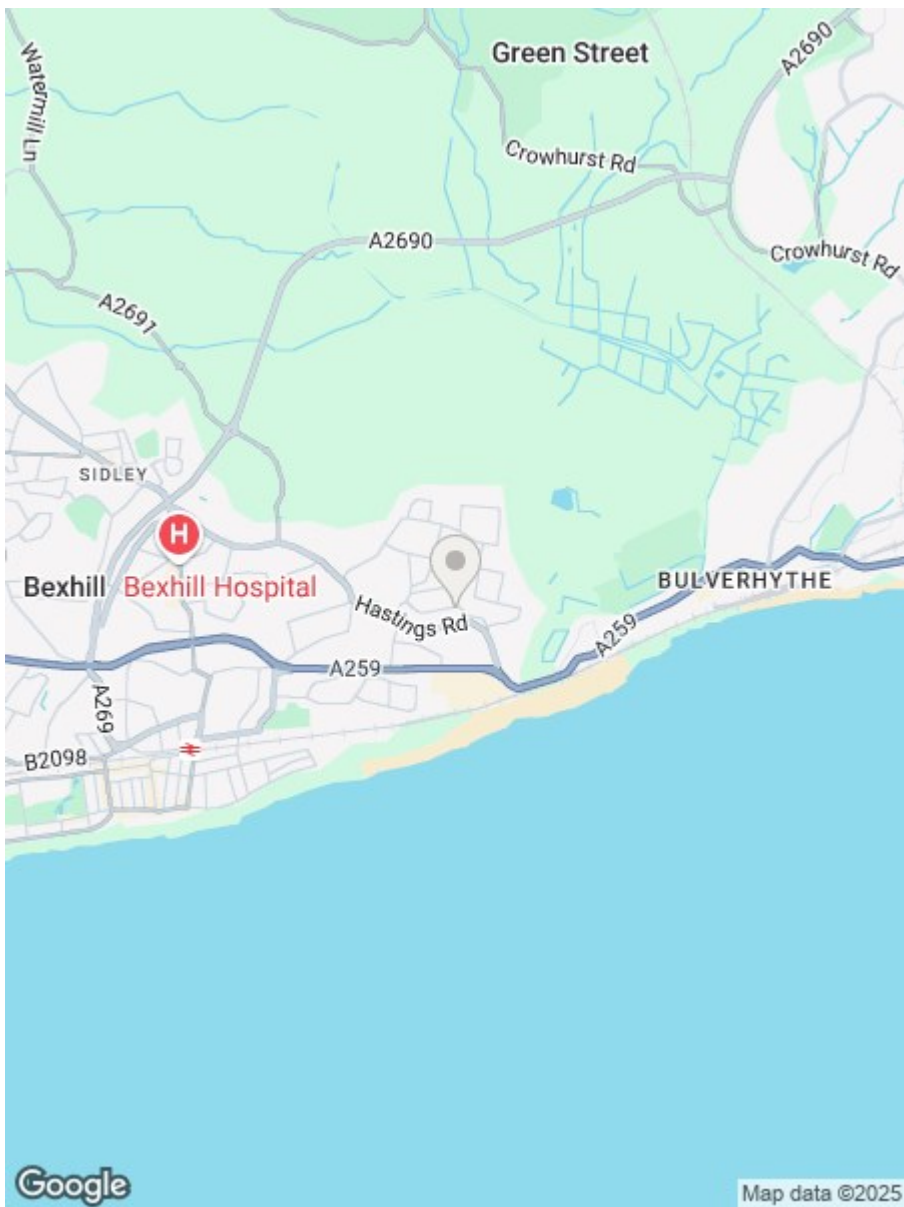
GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



DETACHED GARAGE  
161 sq.ft. (15.0 sq.m.) approx.

TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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