

**RUSH  
WITT &  
WILSON**



**18 Deans Drive, Bexhill-On-Sea, East Sussex TN39 4DE  
£399,950**

**An opportunity to acquire this well presented three bedroom detached bungalow ideally situated in this sought after location. Offering bright and spacious accommodation throughout, the property comprises lounge/diner, fitted kitchen, three double bedrooms, shower room and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boast a stunning southerly facing rear garden with summer house and access to outside store room/utility room, whilst to the front of the property there is a front garden and driveway providing off road parking for multiple vehicles. Ideally situated in this quiet and sought after location with easy access to local amenities and schools, viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow in this popular residential location.**



### **Entrance Porch**

Double glazed stained glass front door leading to entrance porch, obscured double glazed internal door leading to the hallway.

### **Hallway**

Radiator, storage cupboard housing the electric meter and electric consumer unit with fitted shelving, airing cupboard housing the hot water cylinder with slatted shelving, recessed ceiling spotlights, access to loft space.

### **Lounge/Diner**

18'11" x 11'11" (5.79 x 3.64)

Double glazed window to the side elevation, double glazed sliding patio door overlooking and giving access to the rear garden, feature fireplace with fitted electric fire, serving hatch through to kitchen, two radiators, door leading through to bedroom three/second reception room.

### **Kitchen**

11'1" x 9'3" (3.38 x 2.83)

Double glazed window to the rear elevation overlooking the rear garden, obscured double glazed door giving access to the side of the property, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, worktop mounted electric induction hob with fitted extractor hood above, integrated fridge/freezer, plumbing space for washing machine, stainless steel bowl and half sink with drainer and mixer tap, integrated slimline dishwasher, serving hatch through to lounge/diner, recessed ceiling spotlights, part tiled walls, tiled floor.

### **Bedroom One**

17'0" x 11'11" (5.20 x 3.65)

Double glazed bay window to the front elevation, double glazed window to the side elevation, two radiators, large fitted wardrobes with a range of hanging space and shelving, open en-suite in the corner of the room with vanity unit with wash hand basin, mixer tap and storage cupboard beneath, walk in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, heated chrome towel rail.

### **Bedroom Two**

12'1" x 10'11" (3.69 x 3.33)

Double glazed window to the front elevation, obscured

double glazed circular window to the side elevation, two radiators.

### **Bedroom Three/Second Reception**

11'10" x 7'5" (3.63 x 2.28)

Double glazed window to the front elevation, radiator.

### **Shower Room**

Obscured double glazed window to the side elevation, heated chrome towel rail, walk in shower cubicle with wall mounted electric power shower and shower attachment, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, bathroom cabinet with mirror and lights, tiled walls and floor, recessed ceiling spotlights.

### **Separate WC**

Obscured double glazed window to the side elevation, low level wc and wall mounted wash hand basin, tiled walls and floor.

### **Externals**

#### **Rear Garden**

Beautifully maintained southerly facing rear garden with patio areas, raised timber decking area, the rest of the garden is mainly laid to lawn, timber summer house with light and power, timber garden shed, decorative are to the rea with garden pond, extensive mature plants and shrubs, gated access down the side of the property leading to the front, door leading through to utility room.

#### **Utility Room/Store Room**

8'2" x 5'7" (2.50 x 1.72)

Light/power.

#### **Front Garden**

Mainly laid with shingle with some mature plants and shrubs, rockery and garden pond, blocked paved pathway providing off road parking.

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

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

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