

**RUSH  
WITT &  
WILSON**



**5 Clifton Rise, Bexhill-On-Sea, East Sussex TN40 2JW  
Offers In The Region Of £345,000**

**A spacious two bedroom detached bungalow with single detached garage, off road parking, gas central heating system with modern boiler, double glazed windows and doors, entrance porch, in need of some refurbishment, private front and rear gardens, VACANT POSSESSION, viewing comes highly recommended by RWW. Council Tax Band D.**



**Entrance Porch**

With entrance door, obscured glass window to the front elevation.

**Entrance Hallway**

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

**Living/Dining Room**

21'10" x 10'10" (6.67 x 3.32)

Dual aspect with windows to the front and rear elevations, two single radiators, brick built fireplace.

**Kitchen**

14'0" x 7'6" (4.28 x 2.30)

Window to the rear elevation, door leading out to to the rear garden, fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl enamel sink unit with mixer tap, plumbing for washing machine, space for cooker, larder cupboard, concealed modern gas central heating and domestic hot water boiler.

**Bedroom One**

12'9" x 11'11" (3.89 x 3.64)

Window to the front elevation, single radiator.

**Bedroom Two**

12'3" x 9'10" (3.75 x 3.00)

Window to the rear elevation, single radiator.

**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin, panelled bath with hand/shower attachment, single radiator, obscured glass window to the side elevation, tiled splashbacks.

**Outside**

**Front Garden**

Extensive in size, mainly laid to lawn, enclosed with a combination of fencing, hedging and retaining walls, pathway leads to the front entrance door, off road parking is available on the driveway.

**Rear Garden**

Private and secluded, mainly laid to lawn, all enclosed with fencing to all sides, mature shrubbery, outside water tap, greenhouse.

**Detached Garage**

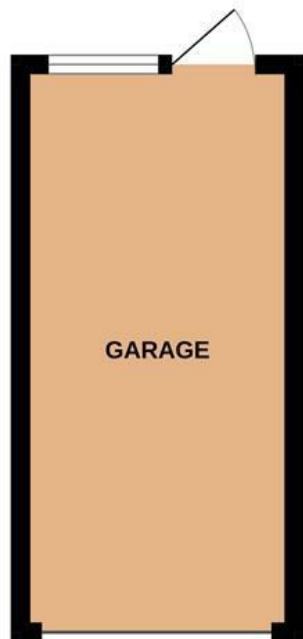
With up and over door, windows and personal door to the rear.

**Agents Note**

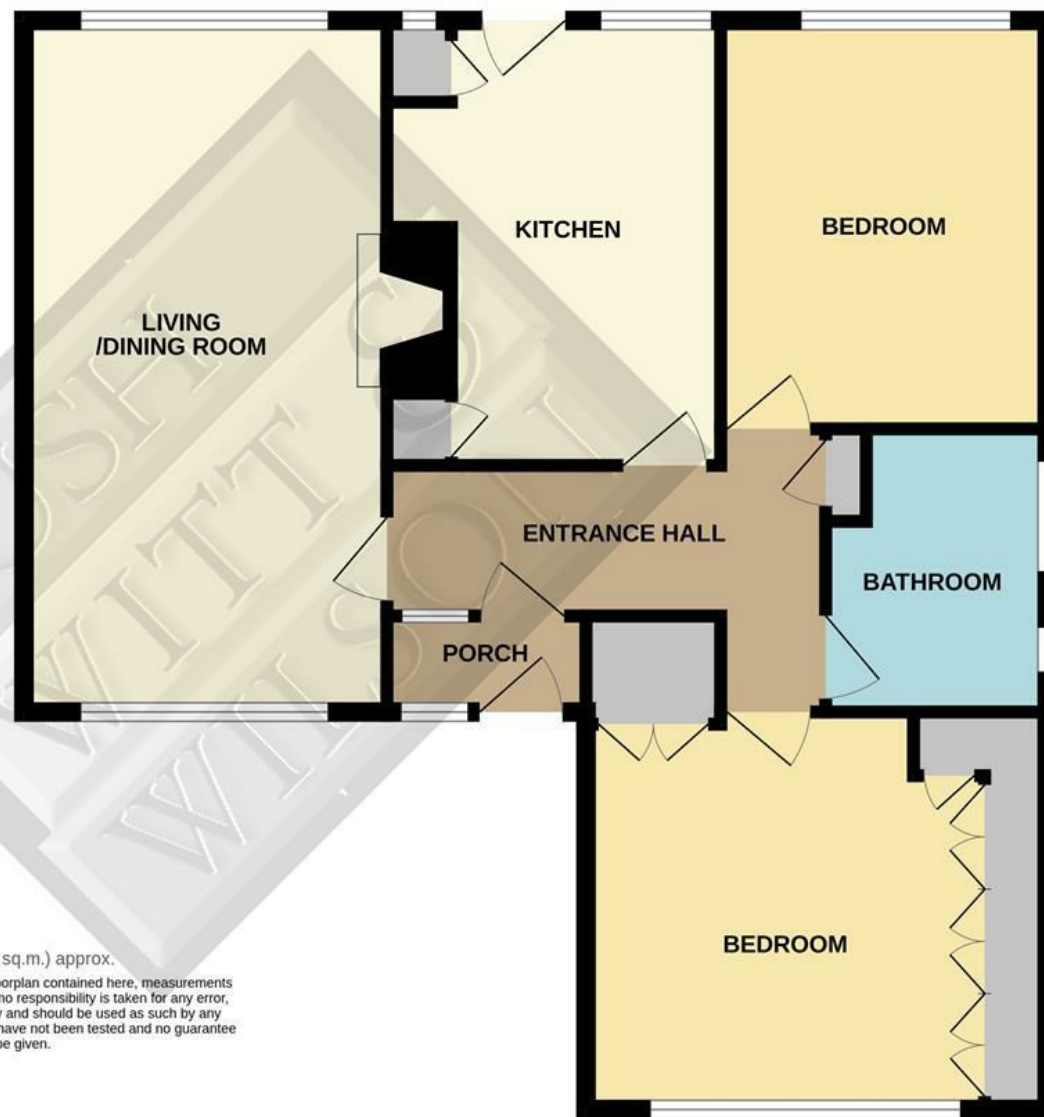
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



DETACHED GARAGE  
140 sq.ft. (13.0 sq.m.) approx.

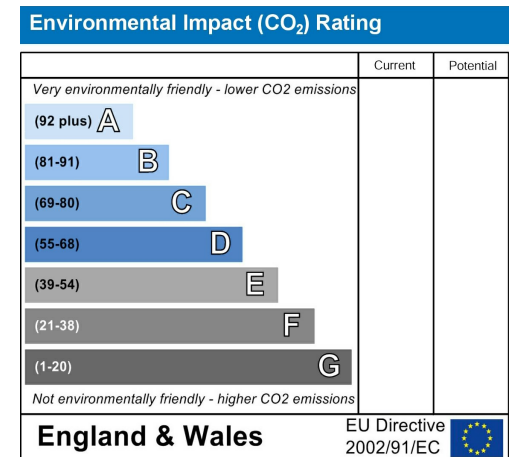
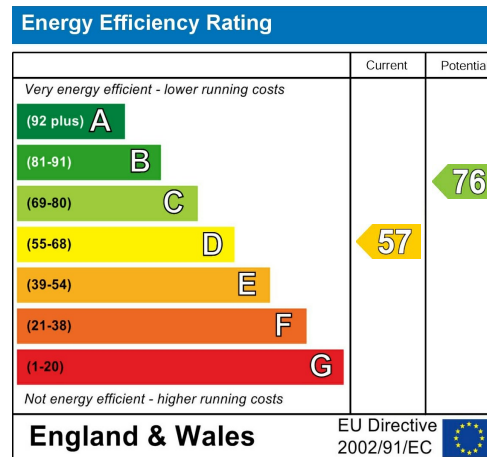
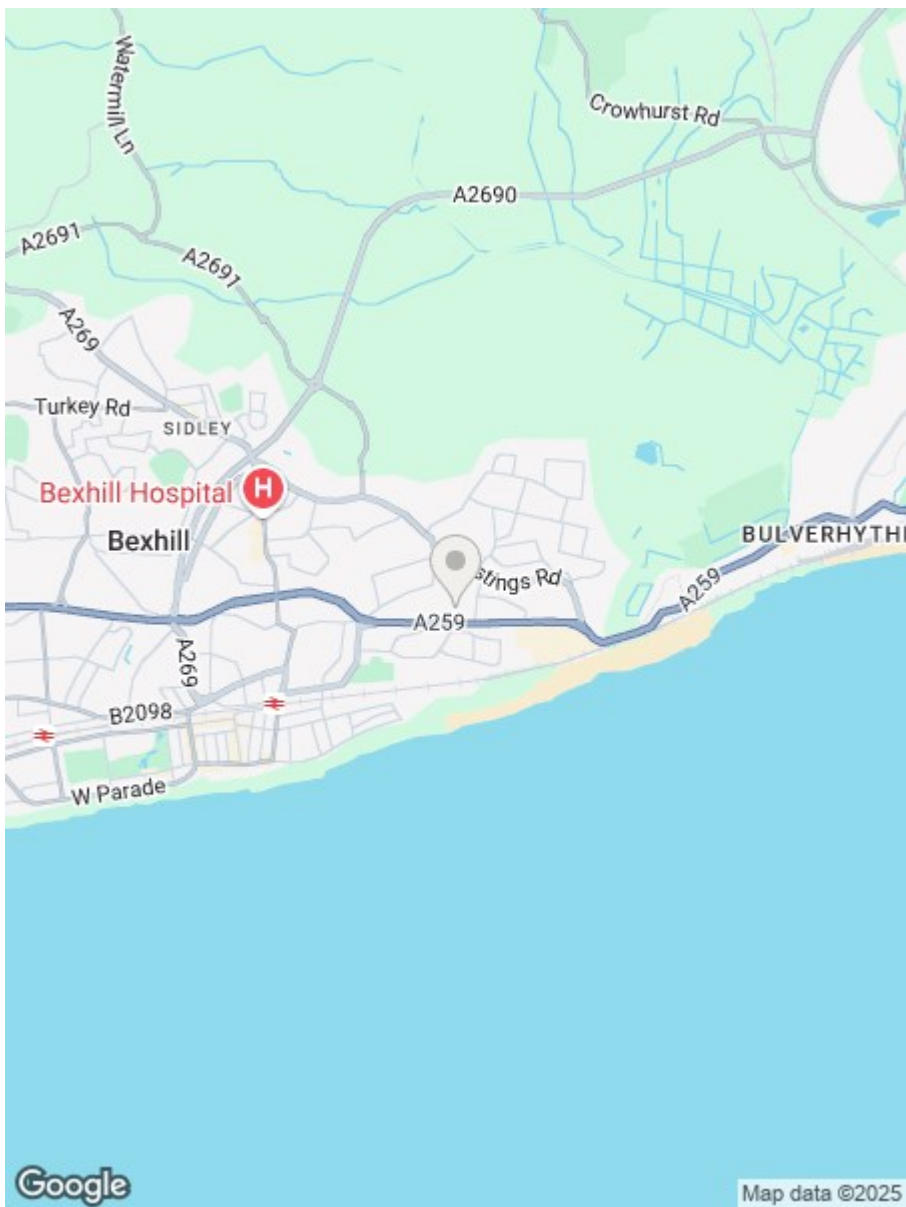


GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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