

**RUSH
WITT &
WILSON**



**49 College Road, Bexhill-On-Sea, East Sussex TN40 1TN
£375,000**

A well presented two bedroom detached bungalow with garage, modern fitted kitchen/breakfast room, gas central heating system, double glazed windows and doors, security alarm system, VACANT POSSESSION, private front and rear gardens, spacious entrance porch, situated in the highly sought after area of Penland Wood Bexhill, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Porch

UPVC double glazed entrance porch with door to side and windows to the front and side elevations, tiled floor, curtesy light.

Entrance Hallway

Double radiator, security alarm system controls, built in airing cupboard with slatted shelving and pre-lagged hot water cylinder, access to roof space.

Living Room

16'8" x 10'4" (5.10 x 3.17)

Bay window to the front elevation, two double radiators.

Kitchen/Breakfast Room

11'5" x 8'3" (3.49 x 2.54)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for cooker, space for fridge, built in larder cupboards, double radiator, window to the side elevation, door to side, tiled splashbacks.

Bedroom One

12'9" x 9'10" (3.90 x 3.00)

Window to the rear elevation, double radiator, three built in wardrobe/storage cupboards.

Bedroom Two

11'1" x 9'10" (3.39 x 3.02)

Window to the rear elevation, double radiator.

Bathroom

Modern suite comprising wash hand basin with vanity unit beneath, tiled splashback, panelled bath with ornate hand/shower attachment and additional wall mounted electric shower unit, controls and showerhead, heated towel rail, wc with low level flush, obscured glass window to the side elevation.

Outside**Front Garden**

Designed with low maintenance in mind, predominantly patio laid with mature shrubbery, hedging and plants of various kinds, off road parking on blocked paved driveway with access to the single garage, gated side access.

Rear Garden

Designed with low maintenance in mind, predominantly patio laid, all enclosed with fencing to all sides offering privacy and seclusion, some established trees and mature shrubs, timber garden shed, outside light and outside water tap.

Garage

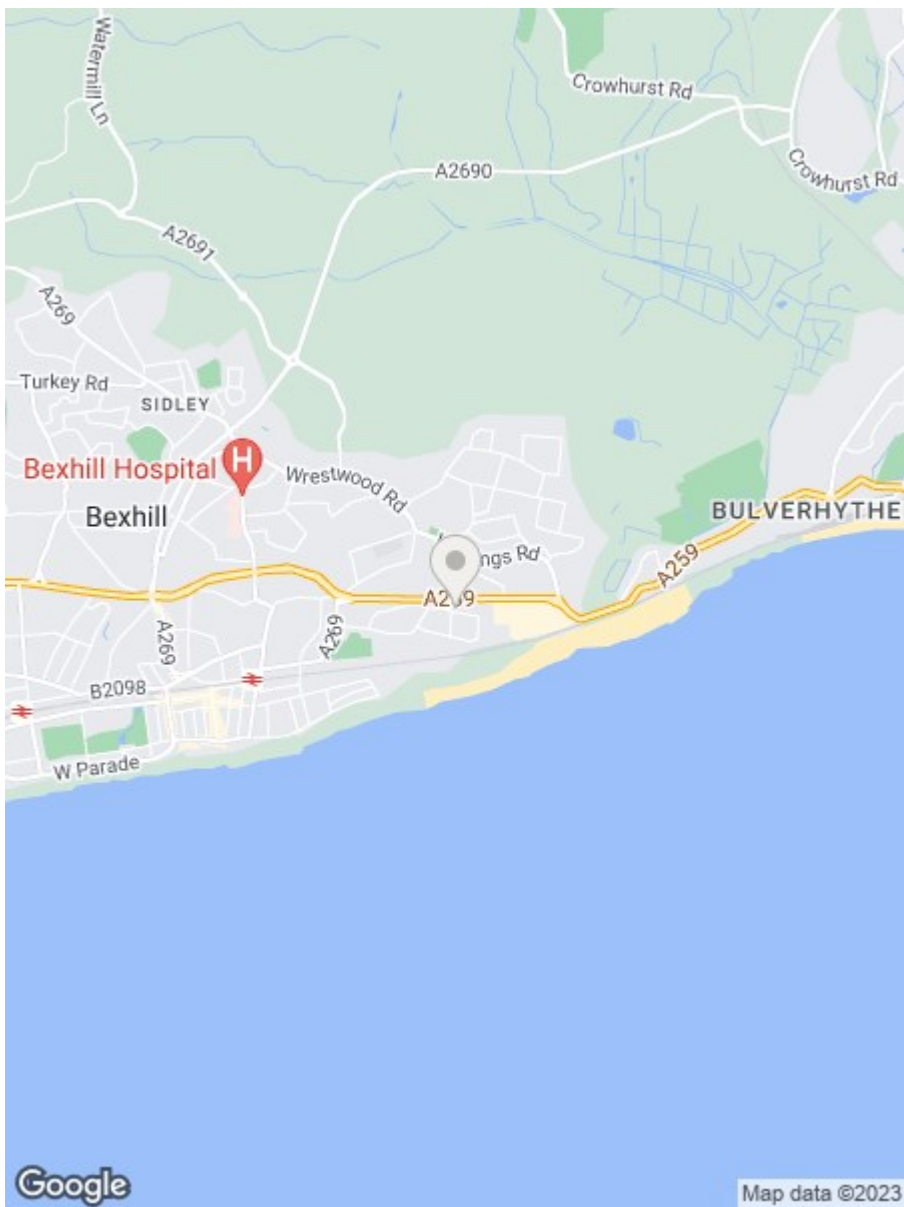
With up and over door, power and light.

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

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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