

**RUSH
WITT &
WILSON**



**14 Kenton Close, Bexhill-On-Sea, East Sussex TN39 4HF
£335,000**

A well presented detached two bedroom bungalow situated in the highly sought after area of Broad Oak Lane Bexhill, beautiful corner plot with private gardens, entrance porch, gas central heating system, double glazed windows and doors, south westerly facing rear garden, living room, dining room, modern kitchen, separate cloakroom, state-of-the-art wet room, detached garage with pitched tiled roof, off road parking, NO ONWARD CHAIN. Viewings arranged by RWW sole agents.



Entrance Porch

With entrance door and obscured glass window to front elevation.

Entrance Hallway

With entrance door, cloaks cupboard, additional storage cupboard, access to roof space.

Living Room

17'2 x 13'1 (5.23m x 3.99m)

Windows to both front and side elevations, two double radiators, tiled fireplace.

Dining Room

10'10 x 8'4 (3.30m x 2.54m)

Windows to both rear and side elevations, single radiator.

Kitchen

10'10 x 10'4 (3.30m x 3.15m)

Modern fitted kitchen comprising a range of base and wall units with wood affect worktops, single drainer sink unit with mixer tap, plumbing for washing machine, space for free standing cooker with brushed stainless steel extractor canopy and light, tiled splash backs, space for fridge/freezer, built in larder cupboard, window and door lead to side elevation, modern gas central heating boiler.

Bedroom One

13'7 x 12'10 (4.14m x 3.91m)

Windows to both front and side elevations, double radiator.

Bedroom Two

14'5 x 11'1 (4.39m x 3.38m)

Window to side elevation, double radiator, built in wardrobe cupboards.

Wet Room

State of the art wet room complete with heated chrome towel rail, wall mounted wash hand basin, fully tiled walls, electric wall mounted shower unit with wash area, with controls and shower head, obscure glass window to the side elevation.

Cloakroom

WC with low level flush, obscured glass window to the side elevation.

Outside

Front & Side Gardens

Mainly laid to lawn with mature shrubbery offering some privacy and seclusion, established flower and shrub beds to the front and side of the property, well stocked with spring time flowers, shrubs and plants of various kinds, driveway for off road parking with double gates that lead to garage which is situated to the rear of the property, side access is available.

South Westerly Facing Rear Garden

Mainly laid to lawn, facing the westerly elevation with a beautiful patio area for alfresco dining, all enclosed with a combination of mature hedging, shrubbery and fencing to all sides.

Detached Garage

With metal up and over door, power and light and window over looking the side elevation, outside water tap.

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.

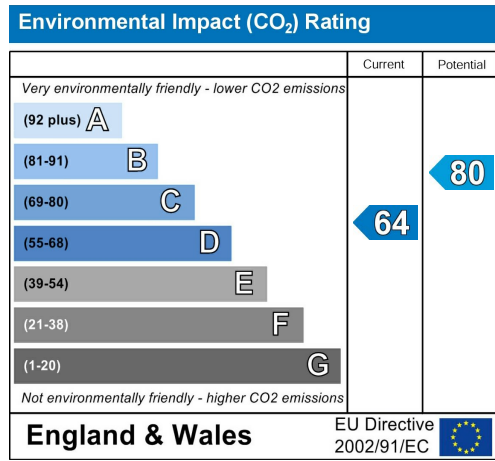
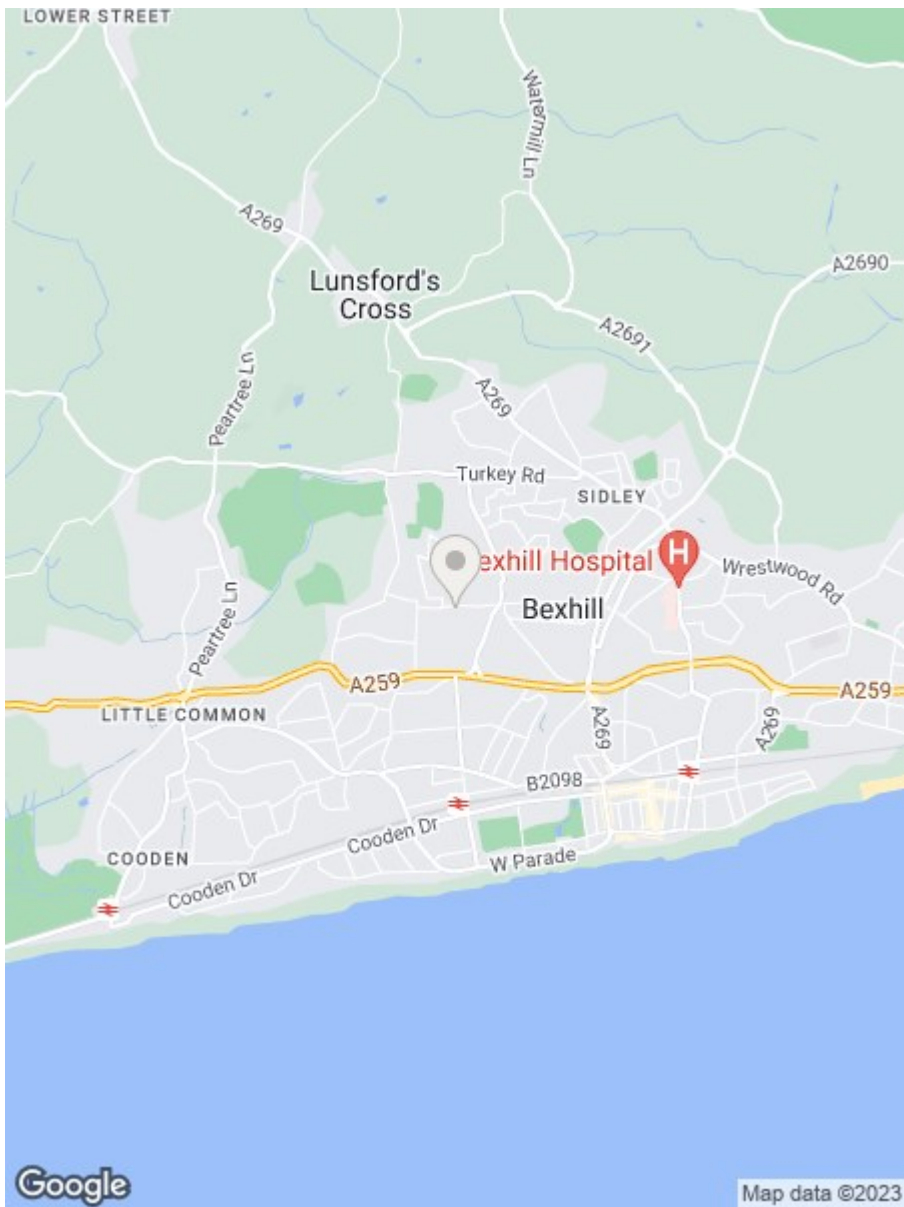


GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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