

**RUSH
WITT &
WILSON**



**24 Primrose Hill, Bexhill-On-Sea, East Sussex TN39 4LP
£495,000**

A very spacious and extended two bedroom detached bungalow, situated in the beautiful Broad Oak Park area of Bexhill, extensive plot measuring approximately 1/4 acre in total, quiet cul-de-sac, gas central heating system, double glazed windows and doors, conservatory, kitchen/breakfast room, utility room, garage, additional cloakroom, dining hall, no onward chain . Viewing comes highly recommended by RWW. Council Tax Band E.



Entrance Porch

Door to front elevation, windows to the front and side elevations, double radiator, built in linen cupboard.

Entrance Hall

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

Living Room

14'5" x 17'1" (4.41 x 5.22)

Window overlooks the southerly elevation, double radiator, ornate stone fireplace with real flame electric fire.

Kitchen/Breakfast Room

13'1" x 10'11" (3.99 x 3.33)

Window to the rear elevation, fitted kitchen comprising base and wall units with straight edge worktops, one and half bowl single sink unit with mixer tap, built in larder cupboard, gas hob, extractor canopy and light, double over with grill beneath, door leads to utility room.

Utility Room

8'11" x 7'4" (2.74 x 2.25)

Door and window to the rear elevation, single radiator, wall and base unit, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, personal door to garage.

Cloakroom

WC with low level flush, wall mounted wash hand basin, obscured glass window to the rear, single radiator.

Dining Room/ Bedroom Three

12'4" x 8'2" (3.76 x 2.49)

Conservatory

12'11" x 10'1" (3.94 x 3.09)

Overlooking the front, rear and side elevation, upvc double glazed construction, double radiator.

Bedroom One

14'1" x 12'1" (4.31 x 3.70)

Windows to the rear and side elevation.

Bedroom Two

14'2" x 12'8" (4.33 x 3.87)

Window to the front elevation, double radiator.

Bathroom

Suite comprising walk in shower cubicle with chrome controls and chrome showerhead, wc with low level flush, wash hand basin with vanity unit and drawers to the side, radiator, obscured glass window to the rear, partly tiled walls.

Outside

Extensive gardens, approximately 1/4 of an acre in size.

Front Garden

Beautifully landscaped with a whole host of different plants, shrubs and trees of various kinds, bricked paved driveway leading to the garage, access to the side of the property, the garden then extends to the left hand side.

Rear Garden**Side Garden**

Mainly laid to lawn with mature shrubbery, plants and trees of various kinds.

Rear Garden

Double width plot, mainly laid to lawn, a variety of plants trees and established hedging to all sides offering privacy and seclusion, ornamental fishpond, patio area for alfresco dining ,summerhouse, timber framed shed, outside water tap. Additional potting shed and summerhouse in the orchard garden, fruit trees.

Garage

With electrically operated up and over door, window to the side elevation, power and light, personal door into utility room

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.

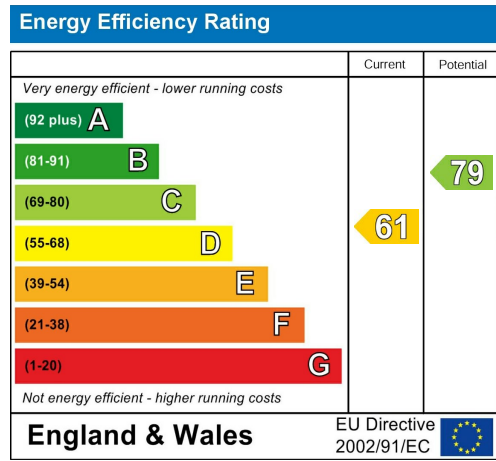


GROUND FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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