

**RUSH  
WITT &  
WILSON**



**16 Glyne Drive, Bexhill-On-Sea, East Sussex TN40 2PW  
£315,000**

**An opportunity to acquire this bright and spacious two bedroom detached bungalow with garage and private and secluded gardens. The property is in need of refurbishment and modernisation throughout and comprises lounge, dining room through to kitchen/breakfast room, conservatory, two double bedrooms and a bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a beautiful private and secluded rear garden, driveway providing off road parking for multiple vehicles and a single garage. Conveniently situated with in easy access to Ravenside Retail Park, local amenities, bus stops, parks, Combe Valley Country Park and only a short walk to the beach, viewing comes highly recommended by RWW Bexhill to appreciate the potential on offer in this property.**



**Entrance Porch**

Obscured glass panelled double glazed front door leading to entrance porch, timber internal glass panelled door leading to entrance hall.

**Entrance Hallway**

Single radiator, airing cupboard housing the hot water cylinder with slatted shelving, access to loft space.

**Living Room**

12'1" x 11'11" (3.69 x 3.64)

Double glazed window overlooks the front elevation, double radiator, feature fireplace with fitted gas fire.

**Dining Room**

8'11" x 8'2" (2.73 x 2.49)

Double glazed window to the rear elevation overlooking the rear garden, radiator, open archway leading through to kitchen/breakfast room.

**Kitchen Breakfast Room**

9'7" x 8'10" (2.94 x 2.71)

Double glazed sliding patio doors giving access to conservatory, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, plumbing space for washing machine, worktop mounted gas hob, stainless steel single sink with drainer and mixer tap, integrated electric oven, wall mounted gas central heating boiler, part tiled walls, open archway into dining room.

**Conservatory**

9'3" x 7'6" (2.84 x 2.31)

Triple aspect double glazed windows to the rear and side elevation overlooking the rear garden, double glazed door giving access to the rear garden, wall mounted electric heater.

**Bedroom One**

12'0" x 12'0" (3.67 x 3.66)

Double glazed windows overlook the front elevation, single radiator, fitted wall light with electric shaver point.

**Bedroom Two**

12'0" x 10'0" (3.66 x 3.06)

Double glazed window to the rear elevation overlooking the rear garden, single radiator, range of fitted wardrobe with sliding doors, comprising hanging space and shelving.

**Bathroom**

Obscured double glazed window to the side elevation, radiator, pedestal mounted wash hand basin, low level wc, walk in disability bath with door for ease of access with seat, mixer tap, shower attachment, wall mounted shower controls and additional attachment, tiled walls, electric heater.

**Outside****Rear Garden**

Stunning private and secluded rear garden which is mainly resin laid with extensive and mature plants, shrubs and hedges, gated access down one side of the property leading to the front, additional storage space down the other side of the property, rear door with access into the garage.

**Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles, resin laid pathway.

**Garage**

16'0" x 8'0" (4.90 x 2.45)

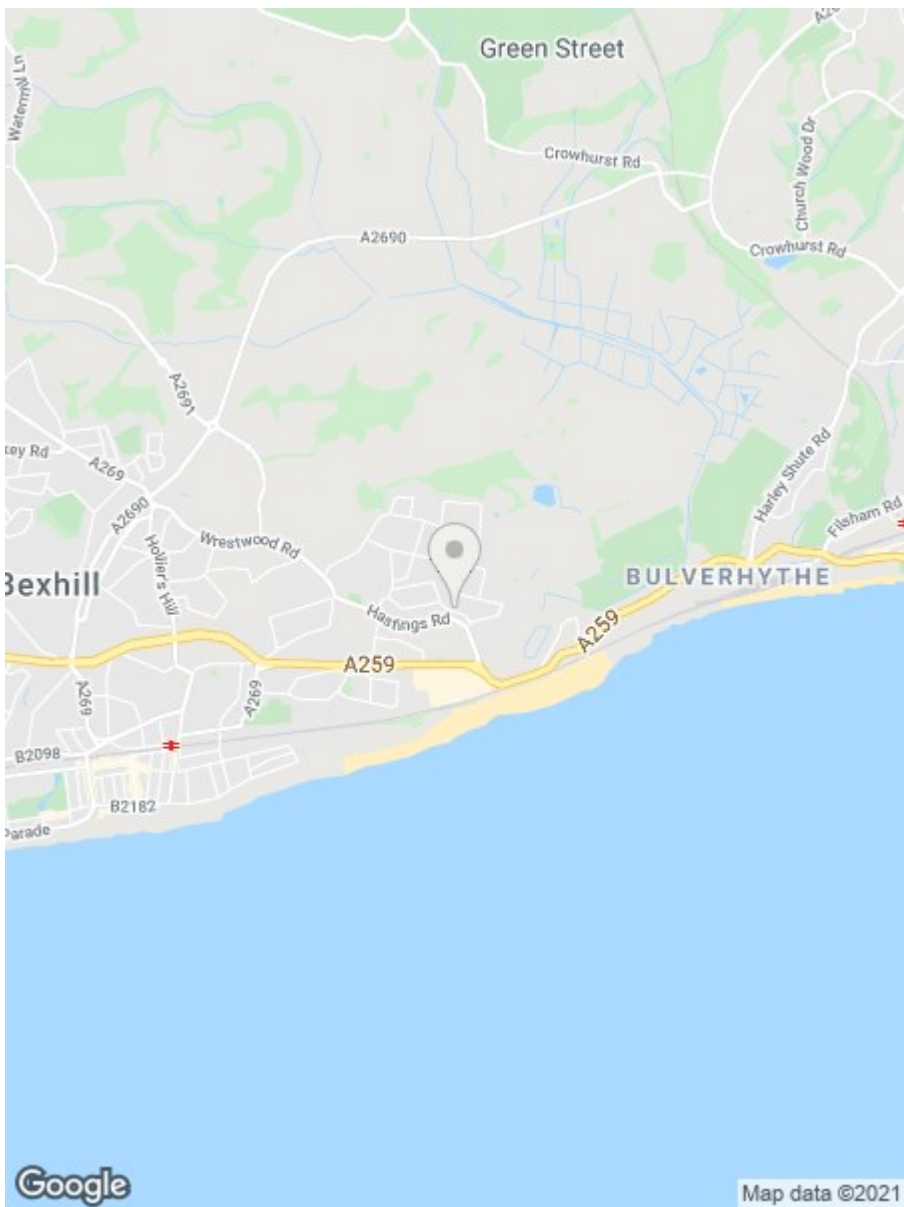
Single garage with up and over door, power and light, single glazed window to the side elevation, door with access to rear garden.

**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 CO2 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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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