

**RUSH
WITT &
WILSON**



**7 Saltdean Way, Bexhill-On-Sea, East Sussex TN39 3SS
£525,000**

A very bright and spacious detached two bedroom bungalow situated in the highly sought after Cooden location, gas central heating system, double glazed windows and doors, private front and rear gardens, integral garage, VACANT POSSESSION, viewing comes highly recommended by RWW.



Entrance Porchway

Window to the front elevation.

Entrance Hall

With entrance door, single radiator, built in airing cupboard, access to roof space.

Living Room

19'3 x 13' (5.87m x 3.96m)

Three windows to the front and side elevations, double radiator, electric coal effect fire.

Kitchen

12'5 x 10' (3.78m x 3.05m)

Window and door to the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink units with mixer tap, plumbing space for washing machine, plumbing space for cooker, built in larder cupboard, half height wall tiling, additional built in storage cupboard, freestanding gas central heating and domestic hot water boiler.

Bedroom One

13'2 x 11'10 (4.01m x 3.61m)

Window to the rear, single radiator, fitted wardrobe cupboards.

Bedroom Two

12'10 x 15'3 (3.91m x 4.65m)

Window to the rear and side elevations, single radiator.

Bathroom

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

Cloakroom

WC with low level flush, wall mounted wash hand basin, obscured glass window to the side elevation.

Outside**Front Garden**

Mainly laid to lawn, with pathway to the side access, off road parking available on the driveway leading to garage, flower and shrub beds.

Rear Garden

Mainly laid to lawn, westerly facing with mature shrubbery, plants and trees of various kinds, enclosed with fencing to all sides, timber framed shed.

Garage

Single garage with up and over door, personal door to side with window.


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		
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