

RUSH
WITT &
WILSON



4 Lychgates Close, Bexhill-On-Sea, East Sussex TN40 2EW
£385,000

A bright and spacious three bedroom detached bungalow comprising dual aspect living room, fitted kitchen, separate cloakroom, family bathroom and three bedrooms. Other internal benefits include gas central heating system, double glazed windows and doors throughout. Externally the property boasts private front and rear gardens, off road parking and garage. Situated in this highly sought after residential location of Chantry, Bexhill, vacant possession. Viewing comes highly recommended by Rush Witt & Wilson sole agents, Bexhill.



Entrance Porch

With entrance door leading to the entrance hallway with obscure glass panelled entrance door, radiator, access to loft space via loft hatch, storage cupboard housing the gas central heating boiler.

Living Room

22'11 x 12'9 (6.99m x 3.89m)

Dual aspect with double glazed windows to the front and double glazed sliding doors and giving access onto the rear garden, radiator, serving hatch through from the kitchen.

Kitchen

10'5 x 9'10 (3.18m x 3.00m)

Fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for free standing fridge and freezer, space for free standing cooker, space for washing machine, serving hatch through to the living room, double glazed windows overlooking the rear garden with obscured glass panelled door giving access onto the rear garden.

Bedroom One

13'1 x 12'1 (3.99m x 3.68m)

Double glazed windows to the front elevation, radiator, fitted bedroom wardrobes and drawers.

Bedroom Two

9'10 x 9'10 (3.00m x 3.00m)

Double glazed window to the rear elevation, radiator.

Bedroom Three

9'5 x 8'11 (2.87m x 2.72m)

Double glazed window to the front elevation, radiator.

Separate WC

With suite comprising wc with low level flush, part tiled walls, obscured glass panelled window to the rear.

Bathroom

Modern suite comprising vanity unit and wash hand basin and mixer tap, panelled bath with chrome hot and cold tap with shower over the bath, part tiled walls, radiator, obscured double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with various plants, shrubs and small trees.

Off Road Parking

Driveway to the front of the property providing off road parking.

Garage

Rear Garden

Low maintenance and mainly laid to patio, suitable for alfresco dining and is enclosed to all sides with fencing, mature shrubbery and flower beds, side access is available, a timber framed garden shed.

Agents Note

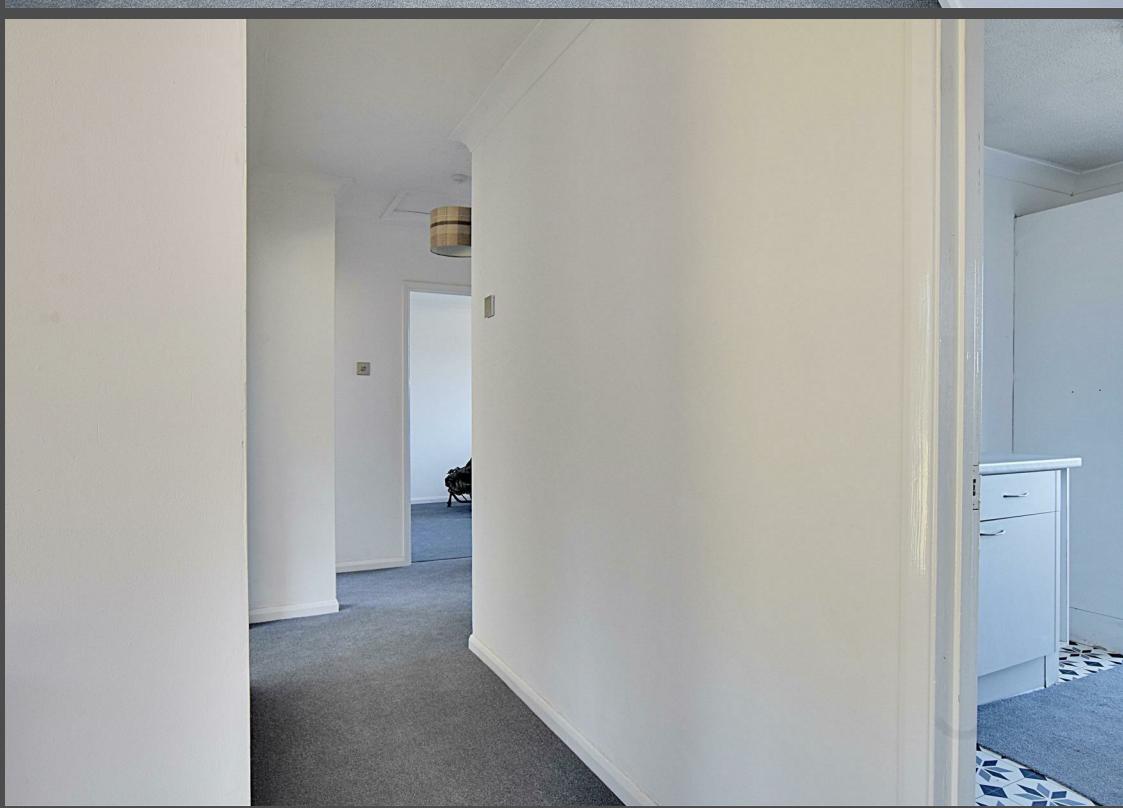
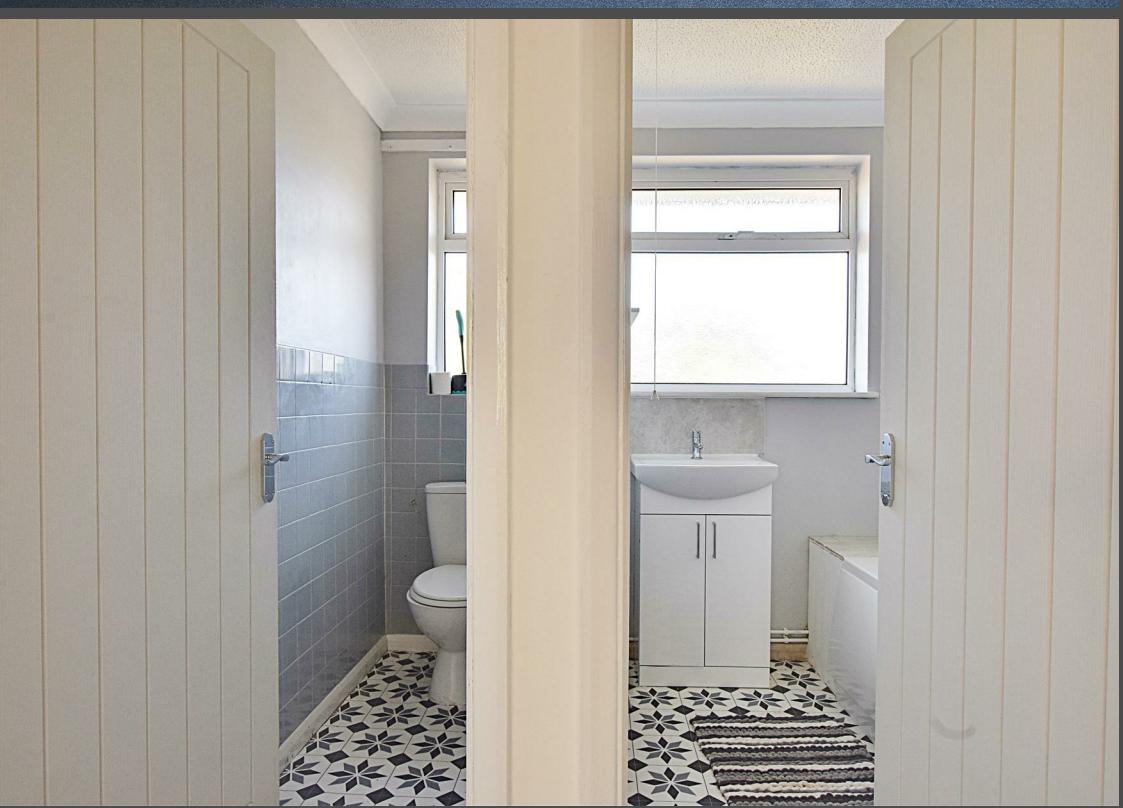
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR

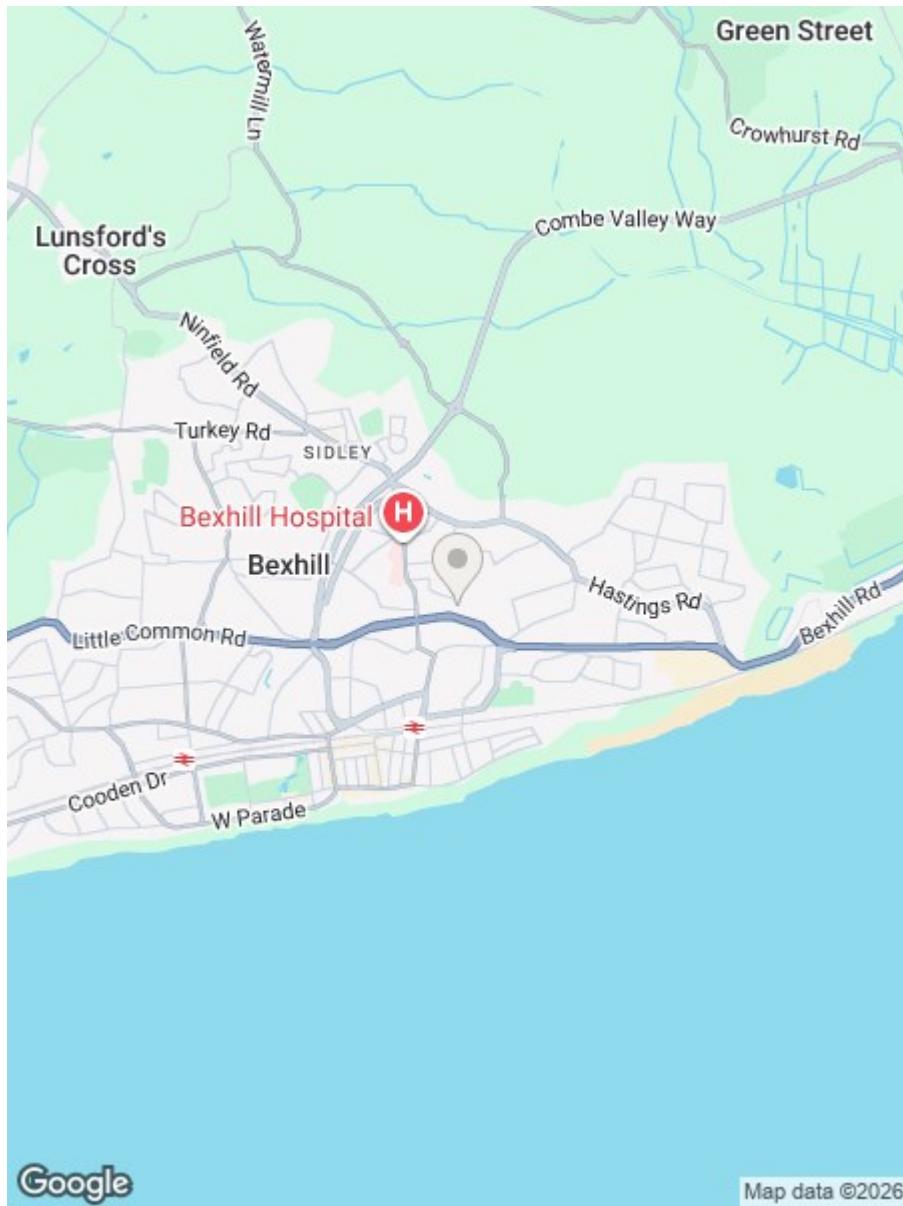
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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