

**RUSH  
WITT &  
WILSON**



**24 Sandown Way, Bexhill-On-Sea, East Sussex TN40 2NL  
Offers In Excess Of £400,000 Freehold**

**A spacious, well presented, detached bungalow, comprising three bedrooms, fitted kitchen, dining room, living room, conservatory & modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows & doors. Externally, the property boasts stunning front and rear gardens, garage and off road parking for several vehicles. Situated in this sought after residential location, viewing comes highly recommended by RWW Sole Agents.**



### Entrance Hallway

With glass panelled entrance door.

### Living Room

15'4 x 11'2 (4.67m x 3.40m)

With windows & door leading to conservatory, radiator, feature fireplace.

### Dining Area

9'9 x 8'8 (2.97m x 2.64m)

Double glazed window to the rear elevation, radiator, folding doors leading through to:

### Kitchen

10'2 x 9'1 (3.10m x 2.77m)

Fitted kitchen with a range of matching wall and base level units, sink with side drainer & mixer tap, integrated electric oven & grill, space for freestanding fridge & freezer, space and plumbing for washing machine, double glazed window and door leading to side, sliding door giving access to dining area.

### Inner Hall

With airing cupboard.

### Bedroom One

12' x 11' (3.66m x 3.35m)

With built in wardrobe cupboards, radiator, window to front elevation.

### Bedroom Two

11'9 x 9'4 (3.58m x 2.84m)

Double glazed window to front elevation, radiator.

### Bedroom Three

9'4 x 8' (2.84m x 2.44m)

Double glazed window to side, radiator, built in wardrobe cupboards.

### Shower Room

Modern suite comprising w c low level flush, peddle stall mounted wash hand basin and mixer tap, walk in shower cubical with wall

mounted shower controls and shower head, chrome heated towel rail, obscured double glazed windows to side.

### Outside

#### Front of Property

Offering off road parking for multiple vehicles, area of front lawn, gate giving access to the rear garden.

#### Detached Garage

With up & over door, power & light, side door leading to rear garden.

#### Rear Garden

Well maintained rear garden, with patio and raised decking areas suitable for 'Alfresco' dining, lawn area, beautiful established shrubs & plants of various kinds, fencing enclosed to all sides.

#### Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

# Why buy at 'The Gateway?'

## HBF 2025 5 STAR HOUSEBUILDER - 90% of our customers would recommend us!

Close to the sunny coast with beautiful beaches!

Only a 30 minute walk to the train station!

Nearby to leisure facilities and retail park

Energy efficient homes - save up to 64% on your energy bills<sup>^</sup>

Fantastic transport links via road and rail

A wide range of assistance schemes to get you moving - ask our sales team for more information.

A range of 'Good' and 'Outstanding' schools nearby

10-year warranty from the NHBC, 2-year Vistry Warranty

Modern Design with variety of designs and layouts to choose from

Chain-free and stress free with purchase assistance

EV Charging Point Included

New homes are built to a higher standard than ever before!

Variety of styles and finishes to personalise your home!



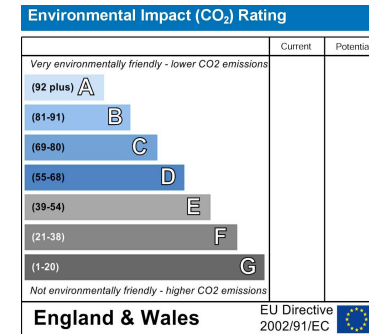
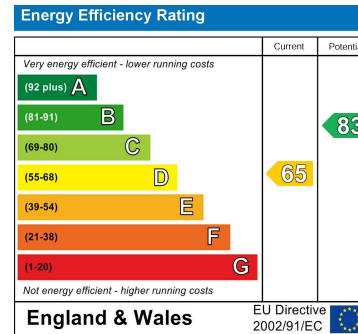
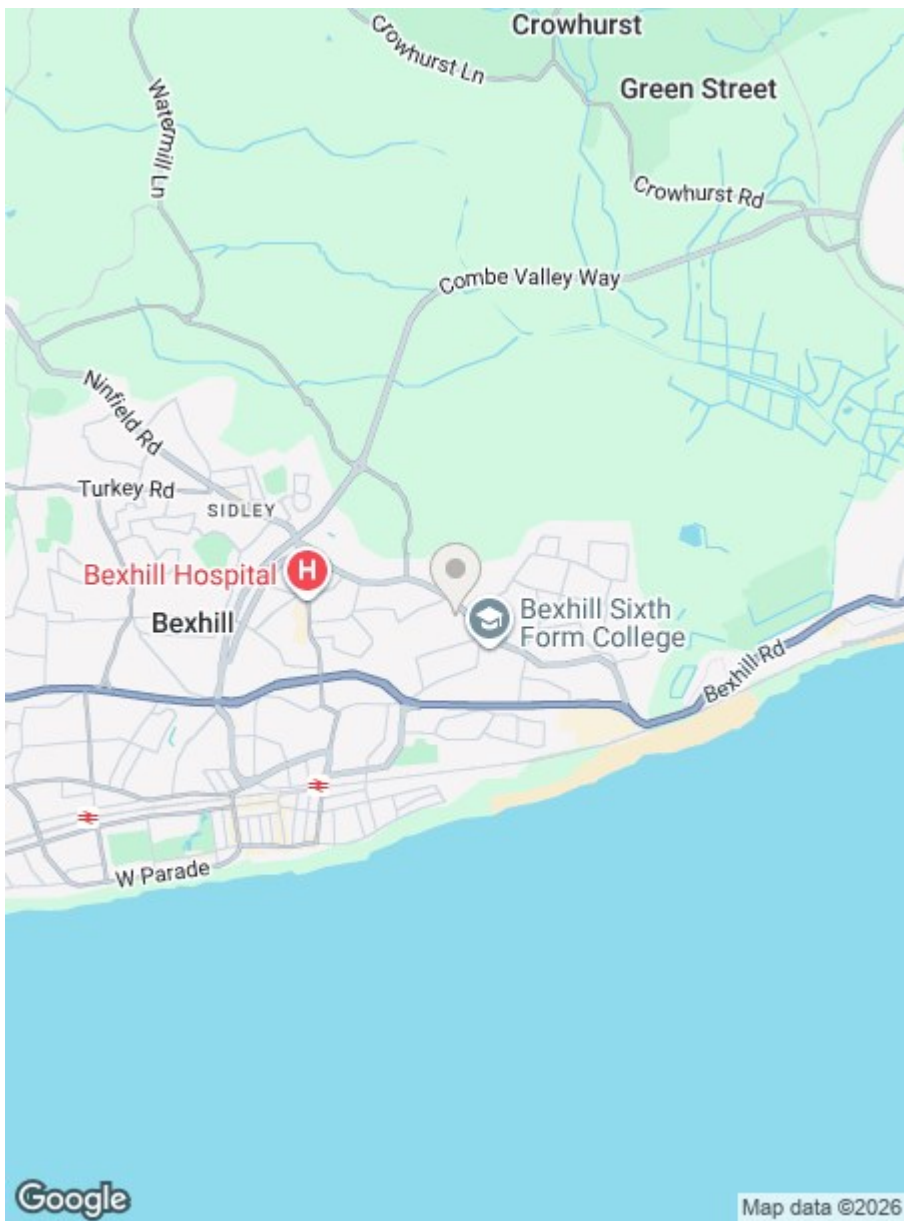


GROUND FLOOR  
936 sq.ft. (86.9 sq.m.) approx.

DETACHED GARAGE  
175 sq.ft. (16.3 sq.m.) approx.

TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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