

RUSH
WITT &
WILSON



22 Broad View, Bexhill-On-Sea, East Sussex TN39 4HW
£375,500

A well presented two bedroom detached bungalow, situated in this sought after residential location of Bexhill, offering bright and spacious accommodation, comprising bay fronted lounge, fitted kitchen, two double bedrooms and family bathroom. Other internal benefits include gas central heating to radiators and double glazing throughout. Externally there is a well maintained rear garden and driveway providing off road parking for multiple vehicles leading to an integral garage. Viewing comes highly recommended by RWW Bexhill. Council Tax Band D.



Entrance Porch

With entrance door, window to the front elevation.

Entrance Hallway

With window to the side elevation, cloaks cupboard, airing cupboard housing the hot water cylinder, door giving access into the integral garage.

Lounge

Dual Aspect with bay window to the front elevation and additional window to the side elevation, fireplace with tiled surround, radiator.

Kitchen

Windows to the rear and side elevation, door giving access onto the side of the property, matching wall and base level units with laminate straight edge worktops, sink with drainer and mixer tap, plumbing for washing machine, double eye level oven, electric hob with extractor, tiled splashbacks, radiator, larder cupboard with shelving.

Bedroom One

Windows to the rear elevation overlooking the rear elevation, built in wardrobe cupboards, additional double door wardrobe cupboard with cupboards above, radiator.

Bedroom Two

Dual aspect with windows to the rear and front elevation, radiator.

Bathroom

Two windows to the side elevation, panelled enclosed bath with mixer tap, low level wc, pedestal mounted wash hand basin with mixer tap, tiled walls and tiled floor.

Garage

With up and over door, window to the side elevation, gas central heating and domestic hot water boiler.

Outside**Front Garden**

Brick paved driveway with off road parking for multiple vehicles, flowerbeds with a mix of plants and shrubs of various kinds. enclosed with brick walls to the side and front elevations.

Rear Garden

Mainly laid to lawn with patio area of alfresco dining, fenced and enclosed to all sides, flowerbeds, tree, shrubs and plants of various kinds.

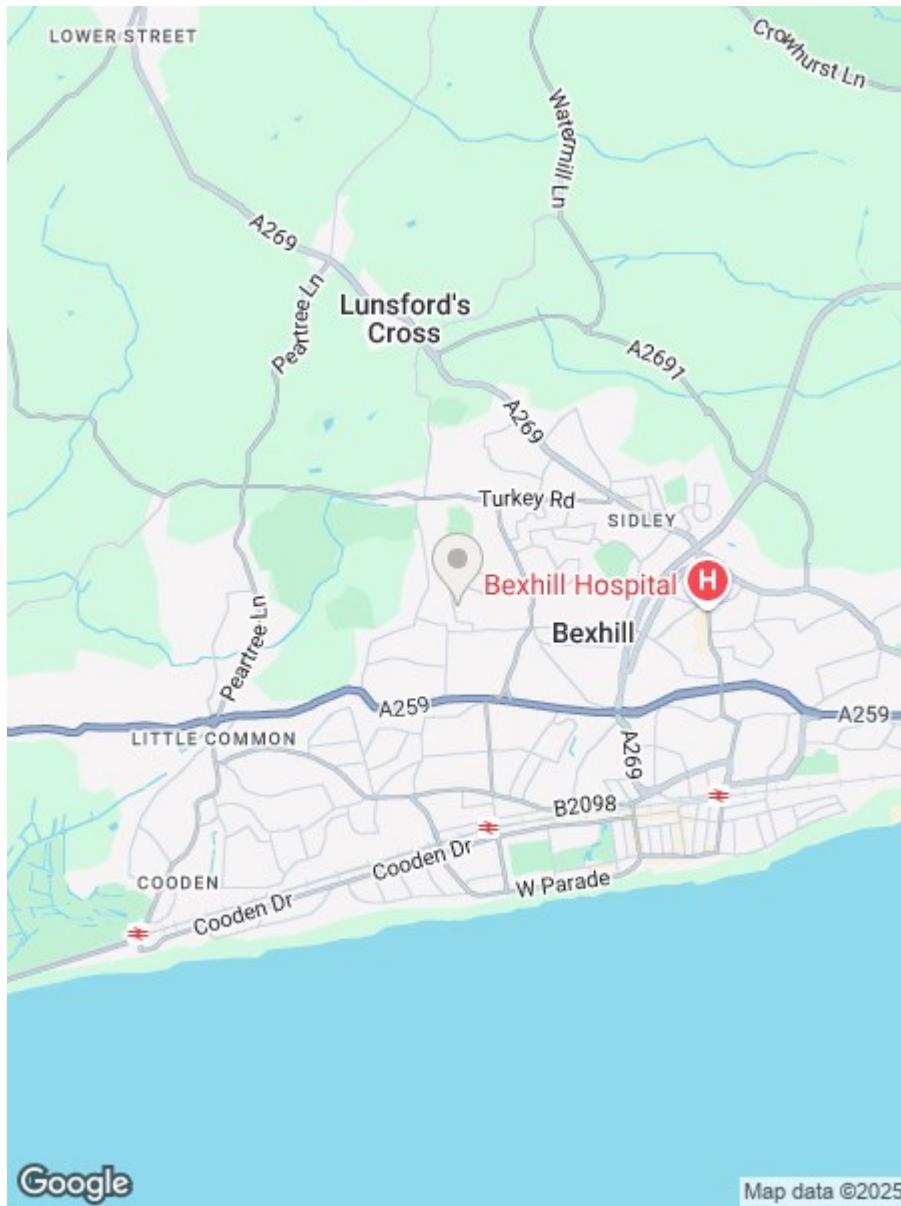
Agents Note

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.





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		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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

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