

RUSH  
WITT &  
WILSON



**17 Spring Lane, Bexhill-On-Sea, East Sussex TN39 4ET**  
**Offers In Excess Of £400,000**

**A stunning two bedroom detached bungalow complete with beautiful southerly facing double glazed conservatory, private front and generous south facing rear garden, gas central heating system, double glazed windows and doors, living room with adjoining dining room, modern kitchen and bathroom, off road parking, detached garage, quiet highly sought after Little Common Bexhill, NO CHAIN, viewing comes highly recommended by Rush Witt & Wilson, sole agents. Council Tax Band D.**



### **Entrance Hallway**

With entrance door, obscure glass window to the side elevation, built-in airing cupboard with pre-lagged hot water cylinder, slatted shelving, single radiator, built-in cloaks cupboard, storage cupboard.

### **Living Room/Dining Room**

21'4" x 12'0" (6.51m x 3.68m )

Window to the side elevation and patio doors leading to the conservatory, double radiator, single radiator, brick fireplace with tiled mantle.

### **Kitchen**

12'8" x 7'8" (3.88m x 2.35m )

Windows overlooking the rear elevation with door leading to southerly facing rear garden. Modern fitted kitchen comprising a range of base and wall units with laminate worktops, one and a half bowl composite sink unit with mixer tap, built-in fridge, space for additional fridge/freezer, plumbing for washing machine, gas hob with extractor canopy and light, tiled splashbacks, integrated double oven and grill. Wall mounted gas central heating and domestic water boiler.

### **Conservatory**

11'4" x 8'2" (3.47m x 2.50m )

UPVC double glazed construction overlooks the beautiful southerly facing rear gardens with large patio door and tiled floor

### **Bedroom One**

13'1" x 10'6" (4m x 3.22m )

Windows to the front elevation, single radiator.

### **Bedroom Two**

9'6" x 9'6" (2.92m x 2.90m )

Window to the front elevation, single radiator.

### **Bathroom**

Modern suite comprising walk-in shower cubicle with sliding doors, chrome controls, chrome shower head, fully tiled walls, w.c. with concealed cistern, inset wash hand basin with vanity unit beneath and to the side, chrome heated towel rail, obscure glass window to the side elevation.

### **Outside**

### **Front Garden**

Off road parking for several vehicles to the front on brick paved driveway, shingled areas for low maintenance and planted shrubbery to the front of the property and also an outside light.

### **Rear Garden**

The rear garden is southerly facing and extensive in size but beautifully landscaped for low maintenance in mind, outside water tap, patio area for alfresco dining, timber framed summerhouse. The garden is stocked with a whole host of mature shrubs, plants and trees of various kinds. Enclosed with fencing to all sides and side access is also available to both sides of the bungalow.

### **Detached Garage**

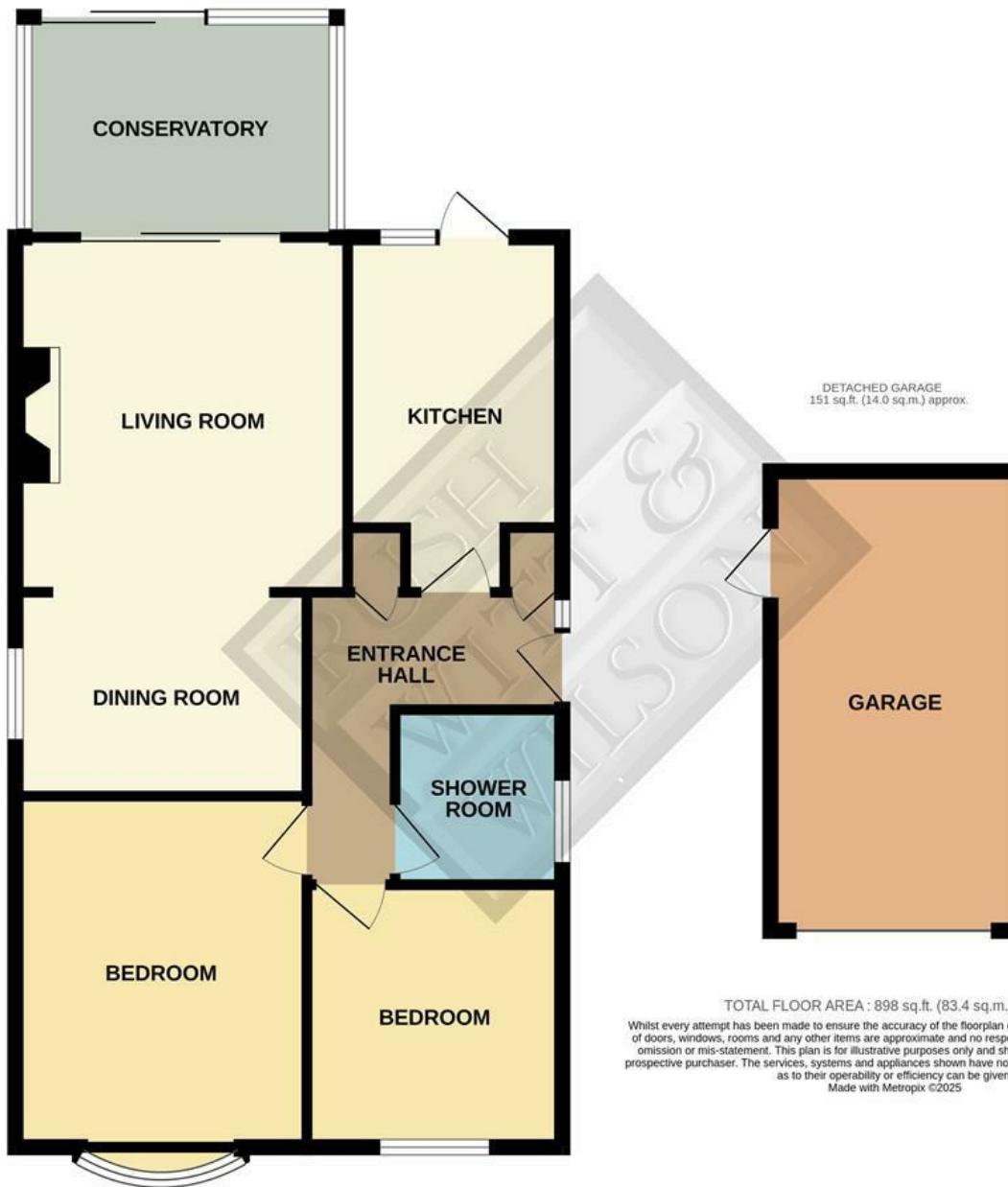
With electrically operated up and over door, space for additional white goods if required, pitched hard roof.

### **Agents Note**

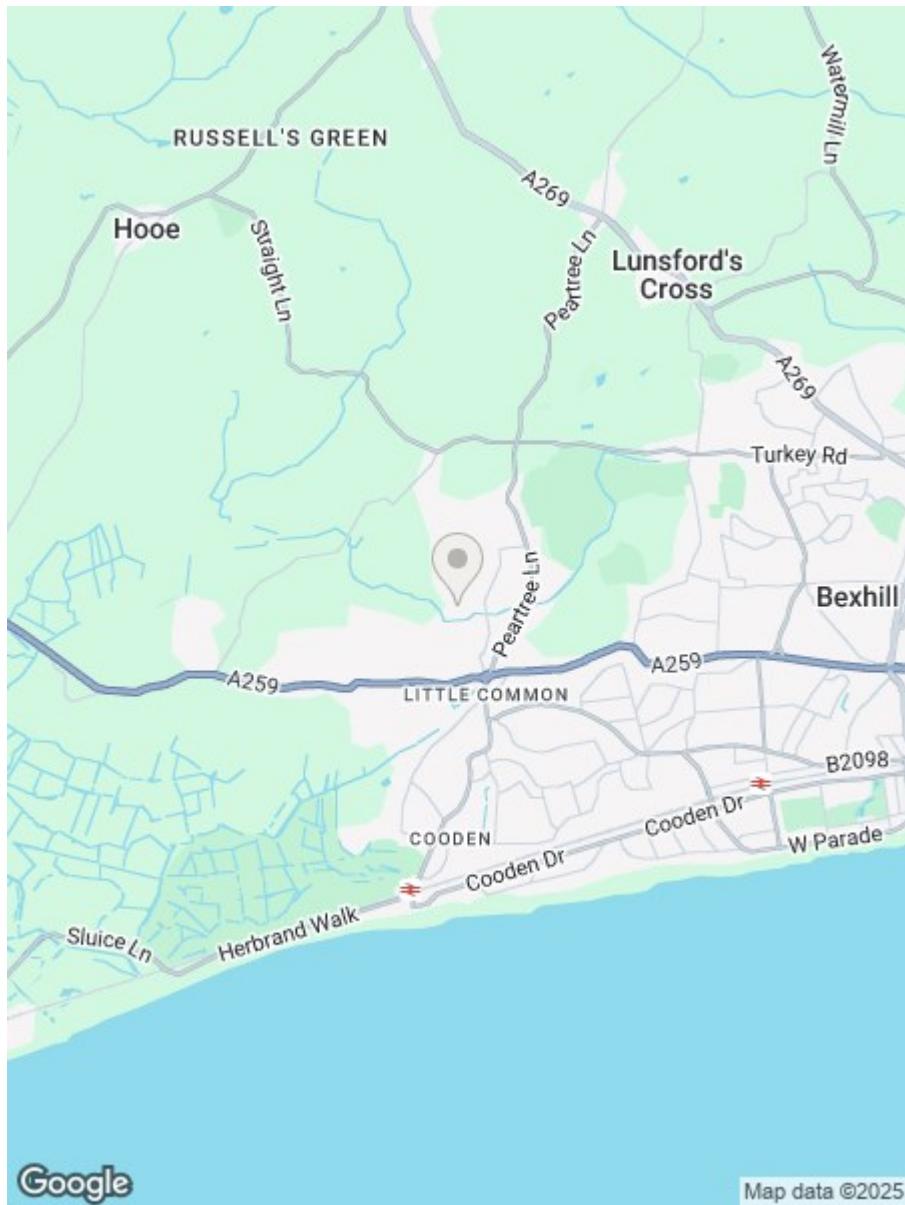
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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		87
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	