

**RUSH
WITT &
WILSON**



**7 Crofton Park Avenue, Bexhill-On-Sea, East Sussex TN39 3SE
£450,000**

A detached bungalow set in this popular residential location in Cooden, Bexhill, within easy reach of Little Common village with its wide range of amenities. Offering bright and spacious accommodation throughout the property comprises three bedrooms, dual aspect living room, kitchen/dining room, conservatory, a large bathroom suite and other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts private rear and front gardens, off road parking for multiple vehicles and garage. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band E.



Entrance Hallway

Obscure glass panelled entrance door, radiator, storage cupboard, access to loft space via loft hatch.

Living Room

18'2" x 11'11" (5.54m x 3.64m)

Dual aspect with windows to the side and rear elevation, glass panelled sliding door leading to conservatory, two double radiators, feature fireplace.

Bedroom One

14'6" x 11'10" (4.43m x 3.63m)

Double glazed windows to the front elevation and radiator, built-in wardrobe cupboards with sliding doors, hanging space and shelving.

Bedroom Two

11'8" x 10'7" (3.56m x 3.24m)

Double glazed windows to the front elevation, double radiator.

Bedroom Three

11'8" x 6'10" (3.57m x 2.1m)

Double glazed windows to the side elevation and radiator.

Bathroom

Suite comprising w.c. with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome controls and chrome hand shower attachment, chrome shower head, walk-in shower cubicle with wall mounted shower controls, shower attachment and shower head, heated towel rail and radiator, obscure double glazed windows to the side elevation.

Kitchen/Dining Room

16'10" x 14'0" (5.14m x 4.27m)

Fitted kitchen with a matching range of wall and base level units and laminate straight edge worktops, cooker with attractive canopy above, space and plumbing for dishwasher, sink and one and a half bowl drainer and mixer tap, space for under counter fridge and freezer, space and plumbing for washing machine, gas central heating boiler, two sets of double glazed windows to the rear elevation, obscured double glazed door giving access onto the side.

Conservatory

11'8" x 8'5" (3.57m x 2.58m)

With windows to front and side elevation, obscure glass panelled door giving access onto the rear garden.

Outside

Front Garden

Laid to lawn with block paved driveway providing off road parking for multiple vehicles.

Garage

Electric up and over door.

Rear Garden

Mainly laid to lawn with patio areas suitable for alfresco dining, the property is fenced to all sides, timber framed shed and summerhouse, side access is available. Side garden with large greenhouse and additional timber framed 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.

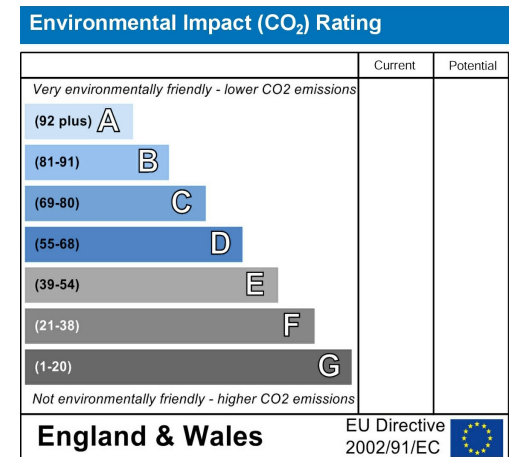
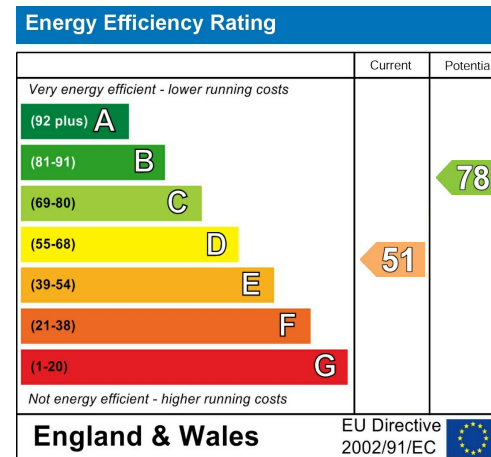
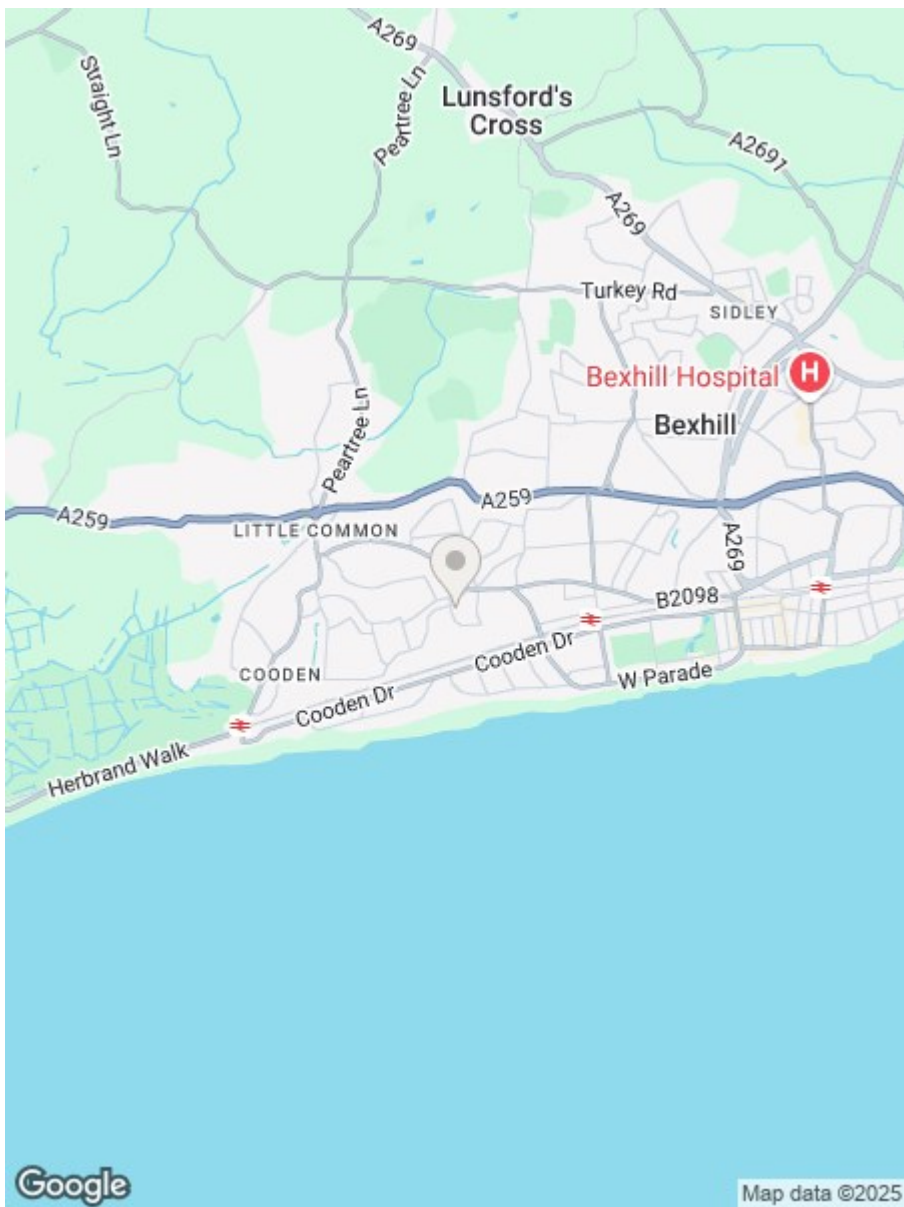


GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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.
Made with Metropix ©2025



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**