

RUSH  
WITT &  
WILSON



**36 Clinch Green Avenue, Bexhill-On-Sea, East Sussex TN39 5HW**  
**£359,500**

**A beautifully presented two bedroom detached bungalow, kitchen/ breakfast room, entrance porch, bright and spacious living room, double glazed windows and doors, gas central heating system, far reaching views, private front and rear gardens, garage and off road parking. Viewing comes highly recommended by Rush Witt & Wilson Sole Agents.**



**Entrance Porchway**

Sliding door with access to the front elevation.

**Entrance Hallway**

Window to the side elevation, radiator, built-in airing cupboard, door leading to an integral garage.

**Cloakroom/WC**

Obscure glass window to the side elevation, WC with low level flush, wall mounted wash hand basin with tiled splashback,

**Living Room**

15'10" x 13'4" (4.83m x 4.08m )

Windows overlook both the front and side elevations, double radiator, gas fire.

**Kitchen/Breakfast Room**

12'9" x 12'4" (3.90m x 3.77m )

Window to the rear and side elevation with far reaching views, door to side, built-in larder cupboard. Fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, breakfast bar, gas cooker point, single radiator, tiled splashbacks, space for fridge.

**Bedroom One**

13'6" x 12'2" (4.12m x 3.72m )

Window to the rear elevation, double radiator.

**Bedroom Two**

13'7" x 12'0" (4.16m x 3.67m )

Window to both the front and rear elevations, double radiator.

**Bathroom**

Suite comprising panelled bath with hand shower attachment fixing, shower curtain rail, double radiator, pedestal wash hand basin, tiled walls and floor, obscure glass window to the side elevation.

**OUTSIDE****Front Garden**

Mainly laid to lawn with brick paved pathways and off road parking for cars and it is enclosed to all sides with fencing, mature shrubbery plants and trees can be found adorning

the garden with side access available via timber framed gate.

**Rear Garden**

Enjoys far reaching views across to the sea in Bexhill and the garden is mainly laid to lawn with a whole host of different mature shrubs, plants and flowers of various kinds, outside water tap, timber framed shed.

**Garage**

Metal up and over door, power and light, integral door into hallway.

**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



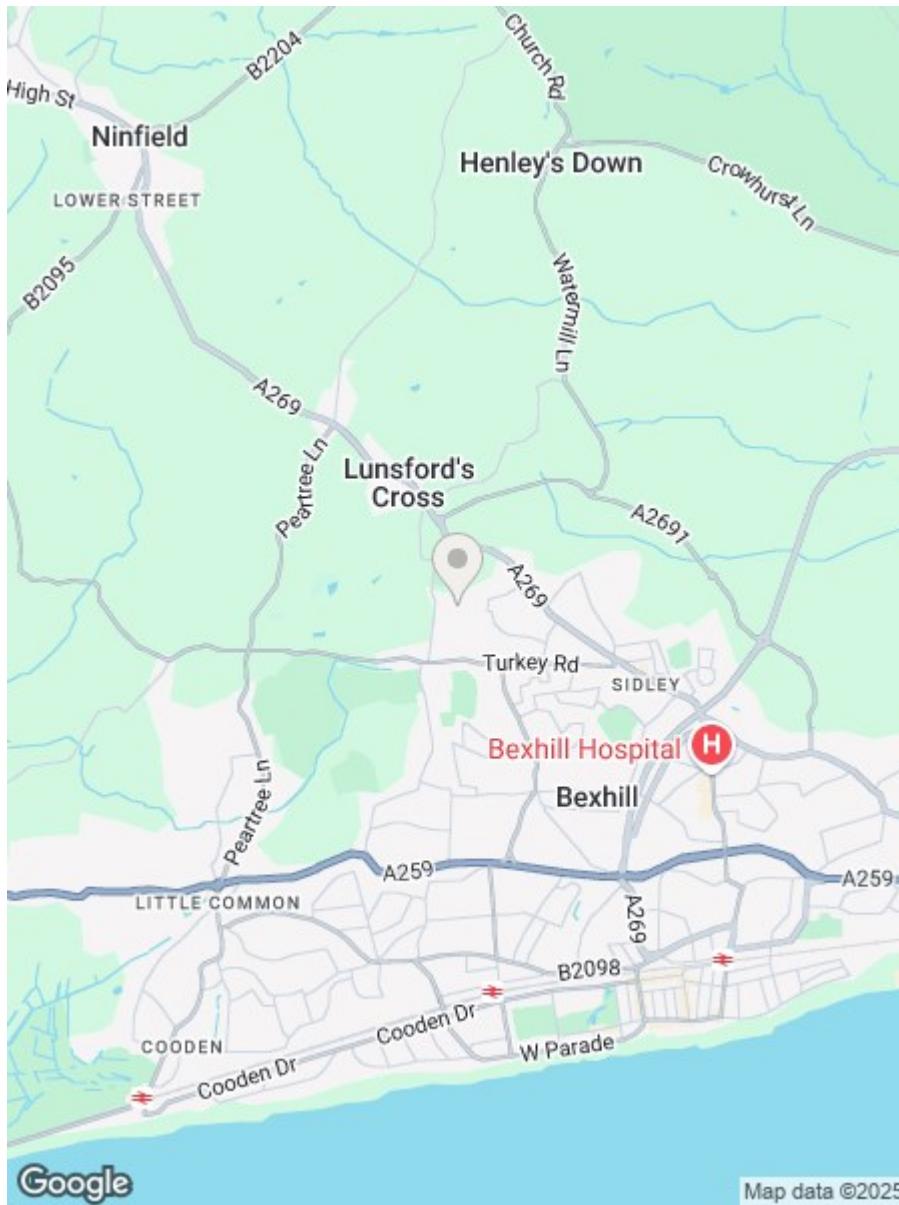
GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 <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		
England & Wales		EU Directive 2002/91/EC