

**RUSH  
WITT &  
WILSON**



**9 Silva Close, Bexhill-On-Sea, East Sussex TN40 2SY  
£310,000**

**A beautifully presented two bedroom detached bungalow situated in this sought after residential location and offering bright and spacious accommodation throughout the property comprises living room, modern fitted kitchen/breakfast room, two double bedrooms, utility room, separate WC and family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, garage and private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Porch**

Glass panelled entrance door leading to:

### **Entrance Hallway**

Entrance door, radiator, storage cupboard, parquet flooring.

### **Living Room**

15'9 x 11'10 (4.80m x 3.61m)

Double glazed window to the front elevation, single radiator, feature open fireplace and serving hatch through from the kitchen, parquet flooring.

### **Kitchen/Breakfast Room**

15'1 x 10'5 (4.60m x 3.18m)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for under counter fridge and freezer, space for free standing cooker, tiled splashbacks, tiled flooring, obscure double glazed doors to side utility room. Larder cupboard and an additional boiler cupboard, double glazed windows to the front elevation, serving hatch through to living room and radiator.

### **Bedroom One**

15'8 x 12' (4.78m x 3.66m)

Double glazed windows to the rear elevation overlooking the rear garden, radiator, built-in wardrobe cupboards, parquet flooring.

### **Bedroom Two**

12'9 x 9'10 (3.89m x 3.00m)

Double glazed windows to the rear elevation, radiator, built-in wardrobe cupboards with additional storage, parquet flooring.

### **Family Bathroom**

Modern suite comprising wall mounted wash hand basin with mixer tap, panelled pea bath with chrome hot and cold tap with additional chrome wall mounted shower controls, chrome shower attachment and chrome shower head, tiled flooring, heated towel rail, obscure double glazed window to the side elevation.

### **Separate WC**

Modern suite comprising wc with low level flush, radiator, tiled flooring, obscure double glazed window to the side elevation.

### **Utility Room**

13'9" x 6'0" (4.21m x 1.84m )

With stable doors to the front and rear elevation, window overlooking the rear garden, tiled flooring, vertical radiator, base level unit with laminate straight edge worktop surfaces with space and plumbing for washing machine and dishwasher.

### **Outside**

#### **Front Garden**

Driveway providing off road parking for multiple vehicles and well landscaped front garden with various plants, shrubs and trees.

#### **Garage**

With up and over door.

#### **Rear Garden**

Laid mainly to patio on two levels, mature shrubs and plants and is enclosed to all sides with a gazebo area providing space for alfresco dining, side access is available.

#### **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 – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

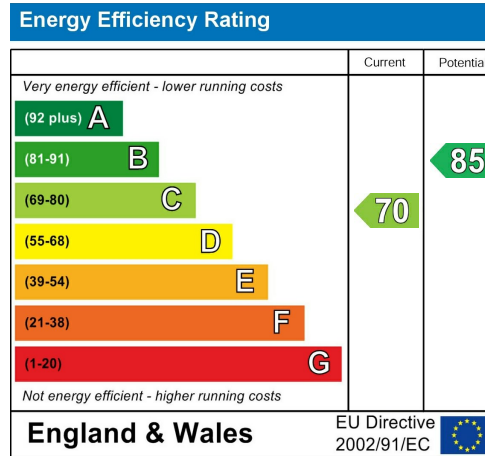
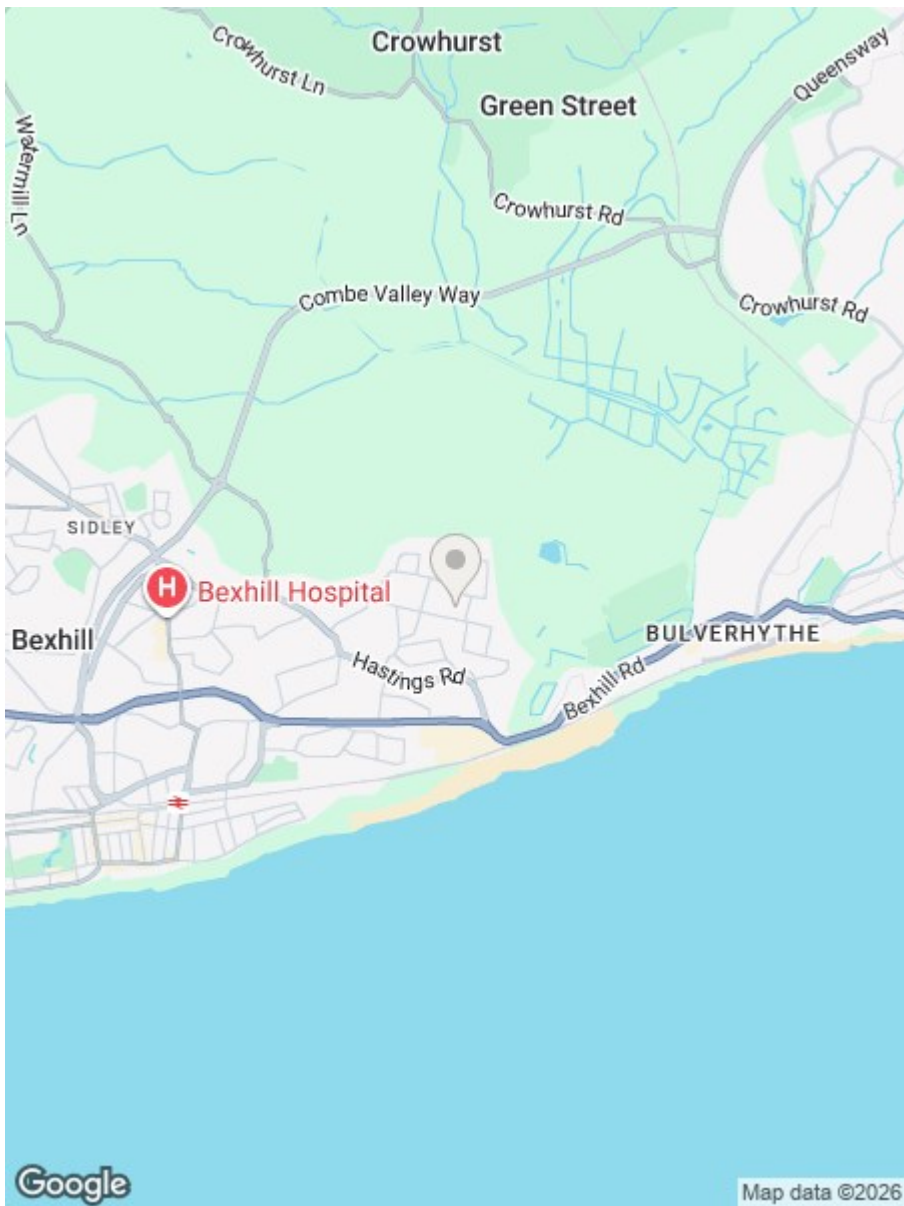


GROUND FLOOR  
988 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.7 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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