

**RUSH  
WITT &  
WILSON**



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FOR SALE  
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rushwittwilson.co.uk

**28 Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2SW  
£410,000**

Rush, Witt and Wilson are delighted to welcome to the market this deceptively spacious three bedroom detached bungalow with garage and south facing garden. Offering bright and spacious accommodation throughout, the property comprises fitted a large 'L' shaped lounge/diner, kitchen/breakfast room, utility room, sunroom, three double bedrooms, bath/shower room, and two separate wc's. Other internal benefits include double glazed windows and substantial loft space which could provide potential for further development providing the usual permissions are obtained. Externally the property boasts a very private and secluded south facing rear garden, front garden, driveway providing off road parking and a single garage. Conveniently situated in this sought after residential location with easy access to local amenities, doctors surgery, parks and stunning Combe Valley Country Park and still only 0.6 mile walk to Ravenside retail park and the beach. Offered with VACANT POSSESSION and NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate the potential in this spacious property in this popular location.



**Entrance Porch**

8'0" x 5'10" (2.44 x 1.80)

Double glazed front door leading to entrance porch, with two double glazed windows to the front elevation, obscured double glazed internal door with obscured double glazed internal windows leading to entrance hall.

**Entrance Hall**

Large entrance hall with large airing cupboard housing the hot water cylinder with slatted shelving, built in double storage cupboard with hanging space/shelving and storage cupboard above, access to large loft space ( the loft provides good head height and excellent potential for development providing usual permissions are obtained) .

**Kitchen/Breakfast Room**

14'11" x 12'1" (4.55 x 3.70)

Double glazed windows to the rear elevation overlooking the rear garden, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, stainless steel double sink with drainer and mixer tap, integrated dishwasher, space for freestanding cooker with fitted extractor hood above, space for freestanding fridge/freezer, built in cupboard housing the warm air vented heating system, built in larder with fitted shelving, part tiled walls, tiled floor, door leading through to utility room.

**Utility Room**

8'10" x 8'2" (2.71 x 2.50)

Obscured double glazed window to the side elevation, obscured double glazed door to the rear elevation giving access onto the rear garden, fitted base unit with stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, part tiled walls, tiled floor, door leading through to wc.

**Separate WC**

Obscured double glazed window to the side elevation, low level wc, part tiled walls, tiled floor.

**Lounge/Diner**

25'3" x 15'10" (7.70 x 4.85)

Double aspect, double glazed windows to the rear and side elevations, feature fireplace with fitted gas fire, obscured glazed internal sliding doors with obscured internal windows leading to the sunroom.

**Sunroom**

11'10" x 8'0" (3.63 x 2.45)

Triple aspect, double glazed windows to the rear and side elevations, double glazed door giving access onto the rear garden.

**Bedroom One**

14'11" x 13'5" (4.55 x 4.10)

Double glazed windows to the front elevation.

**Bedroom Two**

13'4" x 9'10" (4.07 x 3.01)

Double glazed window to the front elevation, built in wardrobe with hanging space, shelving and storage cupboard above.

**Bedroom Three**

11'10" x 9'10" (3.61 x 3.01)

Double glazed window to the side elevation, range of fitted wardrobes with hanging space, shelving and storage cupboards above, dressing table.

**Bath/Shower Room**

Obscured double glazed window to the side elevation, heated chrome towel rail, bathroom suite comprising vanity unit with wash hand basin, mixer tap and storage cupboards beneath, panelled enclosed bath, walk in shower cubicle with wall mounted shower controls, shower attachment, part tiled walls, electric shaver point.

**Separate WC**

Obscured double glazed window to the side elevation, low level wc, part tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with some mature, plant, shrub and hedge borders, driveway providing off road parking leading to the garage.

**Garage**

19'10" x 10'11" (6.07 x 3.34)

Roller door, obscured double glazed window to the side elevation, door to side elevation giving access to the side of the property, gas meter, electric consumer unit, electric meter, fitted work bench, light and power.

**Rear Garden**

Large south facing, private and secluded rear garden with sun patio, the rest of the garden is mainly laid to lawn with mature plant, shrub and hedge borders, garden pond, gated access down both sides of the property leading to the front.

**Agents Note**

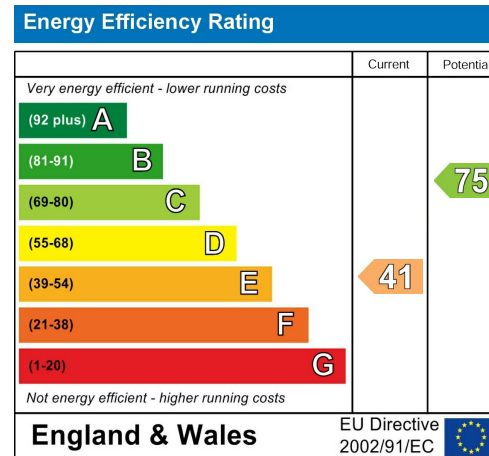
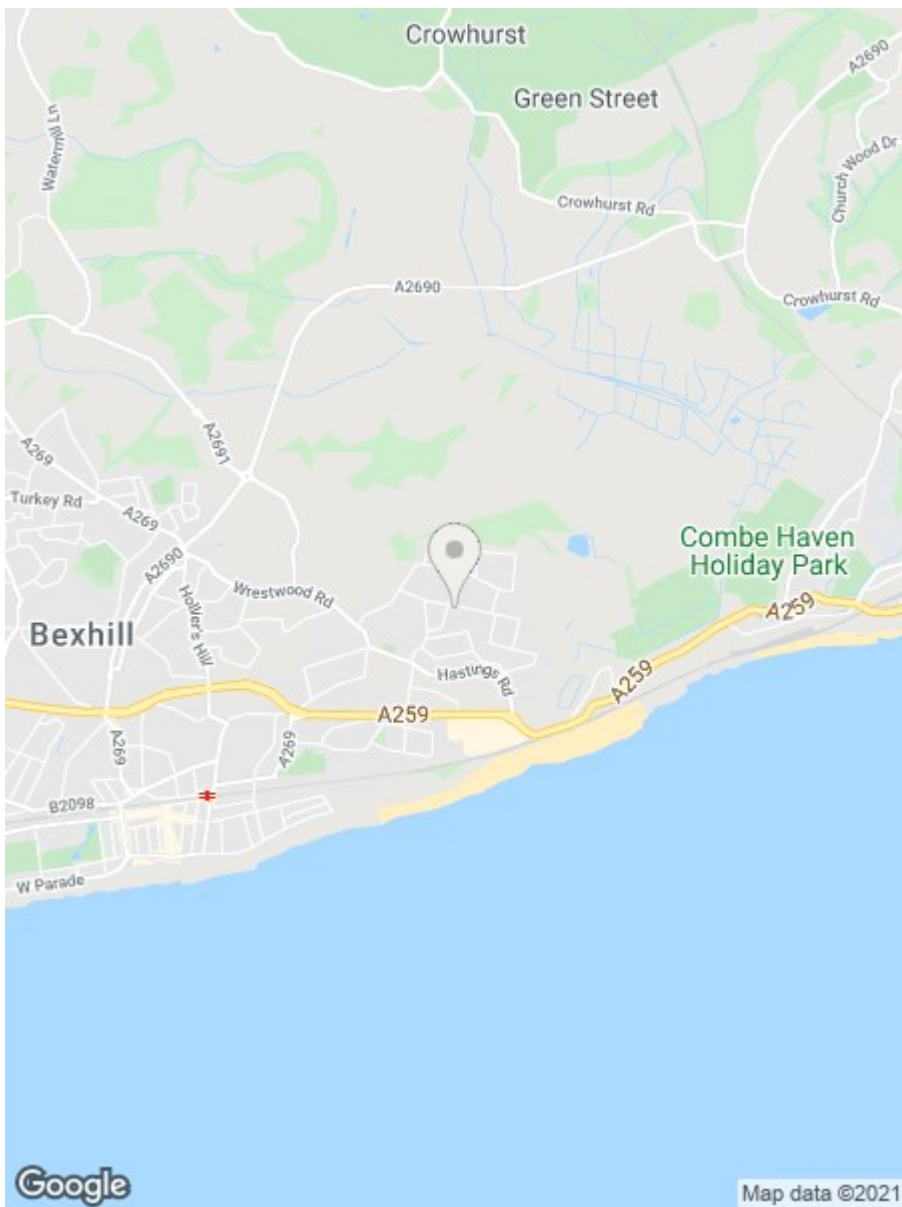
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 1712 SQ.FT. (159.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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