

**RUSH  
WITT &  
WILSON**



**43 Bancroft Road, Bexhill-On-Sea, East Sussex TN39 4AG  
£310,000**

**An opportunity to acquire this refurbished two bedroom semi detached bungalow ideally located in this quiet and sought after cul-de-sac location. Having been renovated to an exceptionally high standard by the current owners throughout, the property comprises two double bedrooms, bay fronted lounge, stunning modern fitted kitchen/breakfast room with built in appliances and modern fitted bathroom. Other internal benefits include double glazed windows, recent full re-wire and wifi controllable modern electric radiators throughout. Externally the property offers a good sized south facing rear garden with additional space to the side of the property, front garden and large driveway providing off road parking for multiple vehicles. Conveniently situated within easy access to local schools, Bexhill town centre, Bexhill Downs and local amenities viewing comes highly recommended by RWW Bexhill to appreciate this beautifully presented property in this ideal location. Offered with NO ONWARD CHAIN.**



### **Entrance Hall**

Obscured glass panelled UPVC front door leading to entrance hall with access to loft space, airing cupboard housing the hot water cylinder with slatted shelving and cupboard above.

### **Lounge**

14'7" x 11'10" (4.47 x 3.63)

Double glazed leaded light bay window to the front elevation, obscured double glazed window to the side elevation, modern thermostatic electric radiator, feature fireplace with open fire.

### **Kitchen/Breakfast Room**

13'11" x 12'2" (4.25 x 3.73)

Double glazed windows and double glazed French doors to the rear elevation giving access to the conservatory, obscured double glazed window to the side elevation, modern thermostatic electric radiator, stunning modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surface, stainless steel bowl and half sink with drainer and mixer tap, integrated electric oven, worktop mounted electric induction hob with fitted extractor hood above, integrated fridge/freezer, integrated dishwasher, larder with obscured double glazed window to the side elevation, ceiling mounted spotlights, the larder houses the electric meter, brand new electric consumer unit and fitted shelving.

### **Conservatory**

9'1" x 5'0" (2.78 x 1.54)

Double glazed windows to the rear and both side elevations, sliding patio doors giving access onto the rear garden.

### **Bedroom One**

13'4" x 11'11" (4.07 x 3.65)

Double glazed bay window to the rear elevation overlooking the rear garden, modern thermostatic electric radiator.

### **Bedroom Two**

11'4" x 8'11" (3.46 x 2.73)

Double glazed leaded light bay window to the front elevation, modern thermostatic electric radiator.

### **Bathroom**

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white bathroom suite

comprising panelled enclosed bath with mixer tap, wall mounted electric power shower and shower attachment, pedestal mounted wash hand basin, low level wc, part tiled walls, extractor fan.

### **Externals**

#### **Rear Garden**

Private south facing rear garden, mainly laid to lawn with some mature plants and shrub borders, timber garden shed, large hardstanding down one side of the property with gated access leading to the front.

#### **Front Garden**

Mature plants and shrubs, driveway providing off road parking for multiple vehicles.

#### **Agents Note**

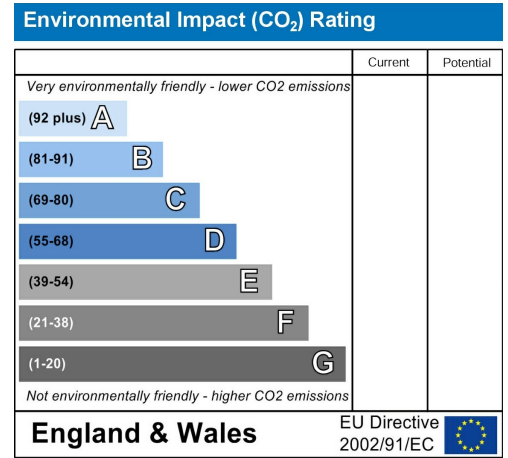
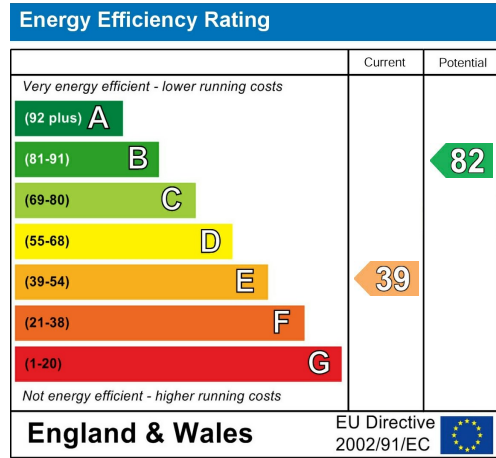
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.7 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  
Made with Metropix ©2021



**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**