

**RUSH  
WITT &  
WILSON**



**45 College Road, Bexhill-On-Sea, East Sussex TN40 1TN  
£375,000**

**A three bedroom detached bungalow, situated in the sought after Penland Wood, Bexhill, within very close proximity to Bexhill Retail Centre, offering a wide range of amenities. Internally, the property comprises, entrance porch, large entrance hall, living room, fitted kitchen, three bedrooms, w/c, family bathroom, gas central heating system and double glazed windows and doors throughout. Externally, the property boasts off road parking for multiple vehicles, garage, and stunning private front and rear gardens. Viewing comes highly recommended.**



**Entrance Porch**

Obscured glass panelled entrance door, obscured glass window to the front elevation

**Entrance Hall**

With entrance door, radiator

**Living Room**

14'9 x 12' (4.50m x 3.66m)

Double glazed window to front elevation, additional two windows to both sides, two radiators.

**Kitchen**

12' x 8'4 (3.66m x 2.54m)

Fitted kitchen with matching wall and base units, laminate straight edge work top surfaces, sink with drainer and mixer tap, integrated electric oven and hob with extractor canopy above, two larder cupboards, window and door giving access to conservatory, radiator.

**Conservatory**

12'7 x 10'9 (3.84m x 3.28m)

With double glazed windows to all elevation and double glazed glassed panelled french doors giving access onto rear garden, double radiator.

**Inner Hallway**

With radiator

**Bedroom One**

12'7 x 10'2 (3.84m x 3.10m)

With double glazed window to rear elevation, radiator and built in wardrobe cupboards

**Bedroom Two**

10'9 x 8'9 (3.28m x 2.67m)

With double glazed window to rear elevation, radiator, built in wardrobe cupboards.

**Bedroom Three**

9'3 x 6'8 (2.82m x 2.03m)

With double glazed window to rear elevation, radiator, shower cubicle with wall mounted shower controls and shower head.

**W/C**

With suite comprising w/c low level flush, wash hand basin, window to rear elevation.

**Bathroom**

With suite comprising w/c low level flush, pedestal wash hand basin with hot and cold tap, panelled bath with chrome mixer tap, radiator.

**Outside****Front Garden**

Block paved driveway providing off road parking for multiple vehicles, area of front garden which comes laid with lawn.

**Rear Garden**

Beautifully established and maintained with fruit trees, shrubs and plants of various kinds, mainly laid with lawn, patio area suitable for alfresco dining, enclosed to all sides.

**Garage****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

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.



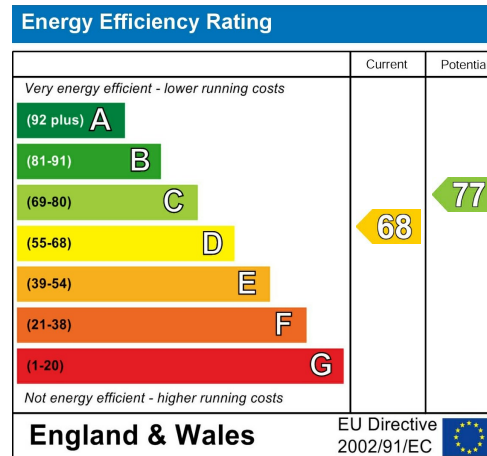
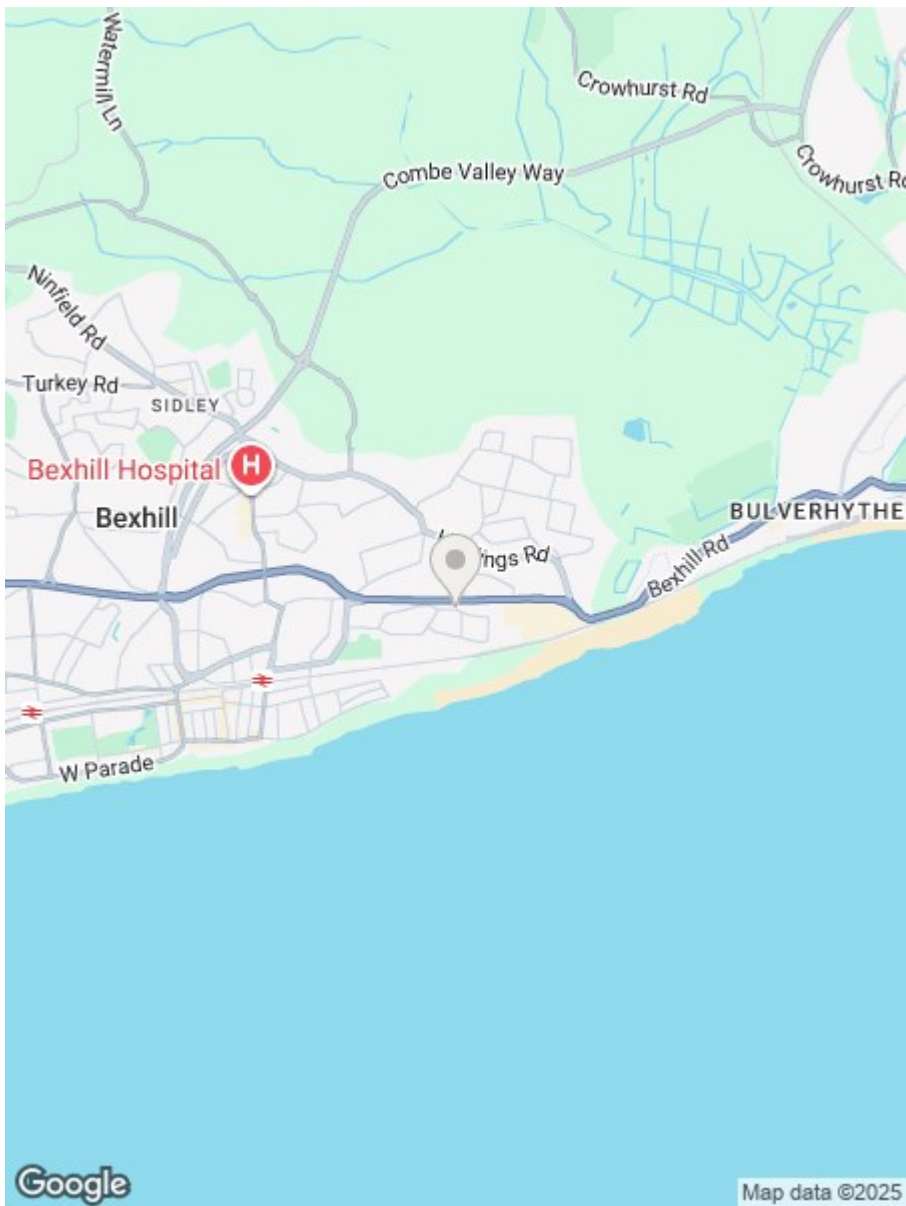
GROUND FLOOR  
1104 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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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