

**RUSH
WITT &
WILSON**



**23 Rowan Gardens, Bexhill-On-Sea, East Sussex TN40 2QQ
£370,000**

An opportunity to acquire this three bedroom detached bungalow ideally located in this quiet and sought after cul-de-sac location. The property comprises three bedrooms with one of the bedrooms further benefiting from en-suite, lounge, kitchen/breakfast room, conservatory, bathroom and separate WC. Other internal benefits include gas central heating system to radiators and double glazed windows. Externally, the property offers private front and rear gardens, driveway providing off road parking leading to a single garage. NO ONWARD CHAIN. Viewing comes highly recommended by RWW Bexhill.



Entrance Porch

10'7" x 5'2" (3.25 x 1.60)

Double glazed front door leading to entrance porch, double glazed windows to the front elevation, radiator, obscured internal single glazed side light window and obscured single glazed door giving access to the entrance hall.

Entrance Hall

Two radiators, storage cupboard with fitted shelving a and storage cupboard above.

Living Room

17'10" x 12'2" (5.46 x 3.72)

Triple aspect double glazed windows to the front and both side elevations, two radiators, door leading through to hallway and open archway leading through to the kitchen/breakfast room, wall mounted uplighters.

Kitchen / Breakfast Room

12'5" x 10'4" (3.80 x 3.17)

Double aspect, double glazed windows to the rear and side elevations, Double glazed door giving access onto the conservatory, radiator, open archway leading through to the lounge, door leading through to hallway, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for freestanding cooker, fitted stainless steel extractor hood above, composite bowl and half sink with drainer and mixer tap, space for freestanding fridge/freezer, breakfast bar, part tiled walls.

Conservatory

11'0" x 9'4" (3.37 x 2.87)

Triple aspect double glazed windows to the rear and both side elevations, double glazed French doors giving access onto the rear garden, tile floor, radiator.

Cloakroom**Bathroom**

Obscured double glazed window to the rear elevation, radiator, panelled enclosed corner bath with mixer tap, pedestal mounted wash hand basin, part tiled walls, airing cupboard housing the hot water cylinder with slatted shelving and built in shelves above.

Bedroom One

13'10" x 12'3" (4.23 x 3.75)

Double glazed window to the front elevation, double glazed internal window to side elevation looking through to porch, radiator.

Bedroom Two

11'5" x 9'11" (3.48 x 3.03)

Double glazed window to the rear elevation overlooking the rear garden, radiator, door leading through to en-suite.

En Suite Shower Room

Double aspect, obscured double glazed window to the rear and side elevations, radiator, bathroom suite comprising walk in shower cubicle with wall mounted electric power shower and attachment, fold down seat, low level WC, pedestal mounted wash hand basin with tiled splashback, radiator, two base level units with a solid wood worktop, ceiling mounted spotlights, integral door into garage.

Bedroom Three/Dining Room

10'9" x 10'0" (3.30 x 3.06)

Double glazed sliding patio door to the rear elevation giving access onto the rear garden, radiator.

Outside**Rear Garden**

Westerly facing rear garden, patio laid area the rest of the garden being mainly laid to lawn with some mature plant, shrub and hedge boarders, timber garden shed, gated access down the side of the property leading to the front.

Front Garden

Mainly laid to lawn with some mature plants, shrubs and hedges, driveway providing off road parking leading to the integral single garage.

Integral Garage

17'0" x 8'0" (5.20 x 2.45)

Single garage with up and over door, gas central heating boiler, plumbing space for washing machine, fitted worktop, obscured double glazed window to the side elevation, electric consumer unit, gas meter, electric meter, access to loft space.

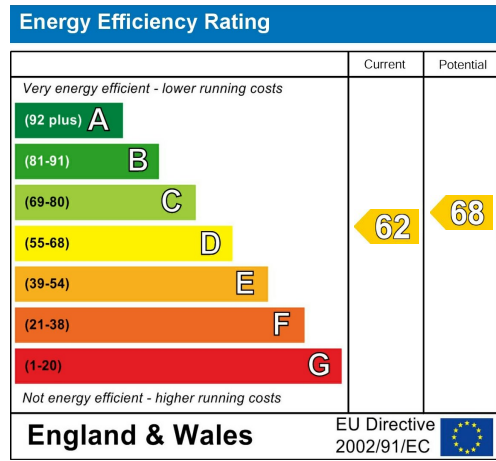




TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.4 SQ.M.)

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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