

**RUSH  
WITT &  
WILSON**



**2 Normandale, Bexhill-On-Sea, East Sussex TN39 3LU  
£450,000**

**A modern two double bedroom detached bungalow, with a beautiful modern open plan kitchen/dining room, gas central heating system, double glazed windows and doors, entrance porch, private front and rear gardens, off road parking, conveniently situated close to Collington station, seafront and Bexhill town centre, VACANT POSSESSION, viewing comes highly recommended by RWW.**



### **Entrance Porch**

With sliding entrance door, obscured glass window overlook both side elevations.

### **Entrance Hallway**

Single radiator, access to roof space, built in cloaks cupboard, built in airing cupboard housing the hot water cylinder, additional storage cupboard with shelving.

### **Living Room**

16'8" x 12'9" (5.08m x 3.89m)

Window to both the front and side elevations, single radiator, brick fireplace with real flame gas coal effect fire.

### **Kitchen/Breakfast Room**

19'5 x 13'2 (5.92m x 4.01m)

Modern fitted kitchen comprising a range of base and wall units with solid wood block worktops, single drainer enamel sink unit with mixer tap, induction hob with extractor canopy, breakfast bar island with base units and integrated oven and grill, built in fridge and freezer, integrated washing machine, tiled splashbacks, window overlooks the rear elevation with additional patio doors, double radiator, large area for table and chairs.

### **Bedroom One**

13'2 x 10'8 (4.01m x 3.25m)

Window to the front elevation, radiator.

### **Bedroom Two**

10'8 x 9'3 (3.25m x 2.82m)

Window overlooks the rear elevation, single radiator.

### **Bathroom**

Suite comprising walk in shower with wall mounted electric shower unit, controls and showerhead, wc with low level flush, heated chrome towel rail, obscure glass window to the side elevation, pedestal mounted wash hand basin, tiled walls.

### **Additional Cloakroom**

WC with low level flush, wall mounted wash hand basin with vanity cupboard beneath, tiled splashback, obscured glass window overlooks the rear elevation, single radiator.

### **Outside**

### **Front Garden**

Mainly laid to lawn with a whole host of different shrubbery, plants and trees of various kinds, off road parking is available on the driveway and hardstanding to the front giving access to the garage, enclosed by fencing.

### **Rear Garden**

Beautifully landscaped with low maintenance in mind, predominantly patio with well stocked sleeper raised shrub and flowerbeds offering privacy and seclusion, large summerhouse with glazed windows and French doors overlooking the side and to the front, greenhouse, outside water tap, side access available.

### **Garage**

Power and light, personal door to rear and up and over door 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

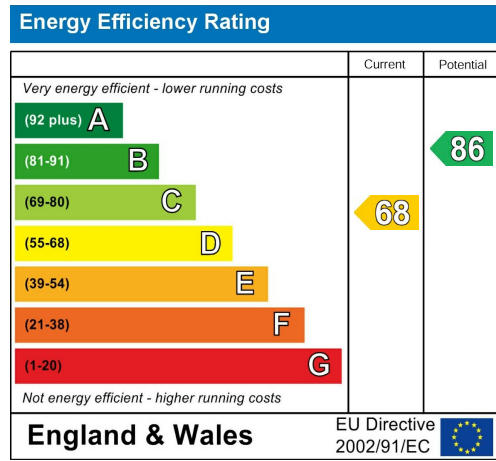




TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (94.9 SQ.M.)

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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