

**RUSH  
WITT &  
WILSON**



**19 Warwick Road, Bexhill-On-Sea, East Sussex TN39 4HG  
£520,000**

**A very spacious three bedroom detached bungalow, extensive 0.26 acres of front and westerly facing rear gardens, beautiful leafy location, gas central heating system, double glazed windows and doors, two bathrooms, VACANT POSSESSION, extensive off road parking, garage, in-need of some updating, kitchen/breakfast room, viewing comes highly recommended by RWW Bexhill, sole agent. Council Tax Band D.**



### **Entrance Hallway**

With entrance door, single radiator, access to roof space.

### **Living Room**

18'6" x 11'9" (5.65 x 3.59)

Windows to both the front and side elevations, two double radiators, real flame coal effect gas fire set in ornate fireplace.

### **Kitchen/Breakfast Room**

15'9" x 9'9" (4.81 x 2.99)

Fitted kitchen comprising a range of base and wall units with tiled straight edge worktops, one and half bowl stainless steel sink unit with mixer tap, integrated dishwasher, integrated oven and grill with gas hob, extractor canopy and light, space for fridge, breakfast bar.

### **Dining Room/Reception Room Two**

18'0" x 15'6" (5.50 x 4.74)

Windows to both the side and rear elevations, door leads to rear garden, single radiator, built in drawers and bookcase, built in storage cupboard, wall mounted modern gas central heating and domestic hot water boiler.

### **Shower Room**

Modern suite comprising wc with low level flush, wall mounted wash hand basin with vanity unit beneath, walk in shower with chrome controls and chrome showerhead, shower screen, obscured glass window to the side elevation, Aqualisa splashbacks, chrome heated towel rail, mirror.

### **Bedroom One**

13'5" x 9'10" (4.09 x 3.00)

Bay window to the rear elevation, door leads to rear garden, two double radiators.

### **Bedroom Two**

14'6" x 9'4" (4.44 x 2.87)

Window to the front elevation, double radiator, built in wardrobe cupboard.

### **Bedroom Three**

11'9" x 7'1" (3.60 x 2.17)

Window to the front elevation, single radiator.

### **Second Shower Room**

Built in airing cupboard, wc with low level flush, chrome

heated towel rail, wall mounted wash hand basin, obscured glass window to the rear elevation, shower cubicle with electric shower unit, controls and showerhead.

### **Outside**

#### **Front Garden**

Designed with off road parking in mind, extensive in size and suitable for multiple vehicles, all enclosed with retaining walls to the front and one side and flower and shrub beds to the other side.

#### **Rear Garden**

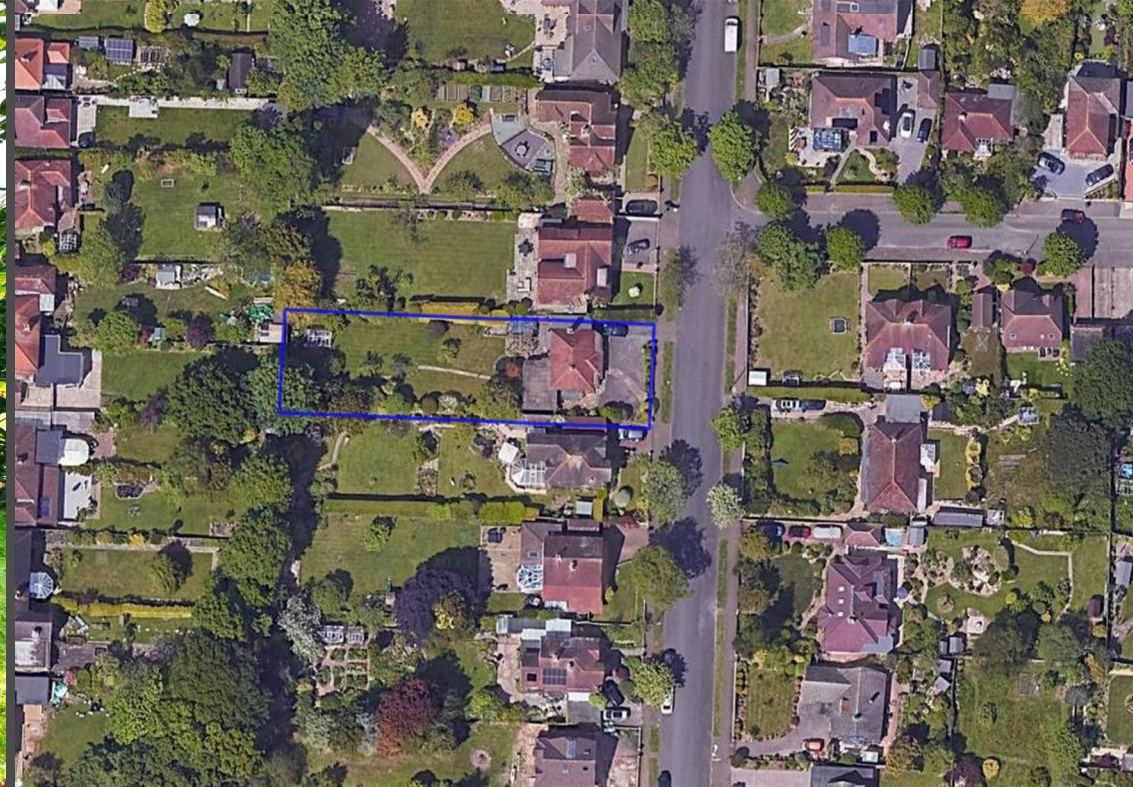
Extensive in size with Westerly aspect, beautiful patio areas, pergola, ornamental fishpond, mainly laid to lawn with a whole host of different and mature plants, trees and shrubbery of various kinds offering privacy and seclusion, all enclosed with hedging and fencing, timber framed shed, greenhouse, outside water tap.

#### **Single Garage**

With double opening doors, power and light, personal door and window to the rear.

#### **Agent 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.

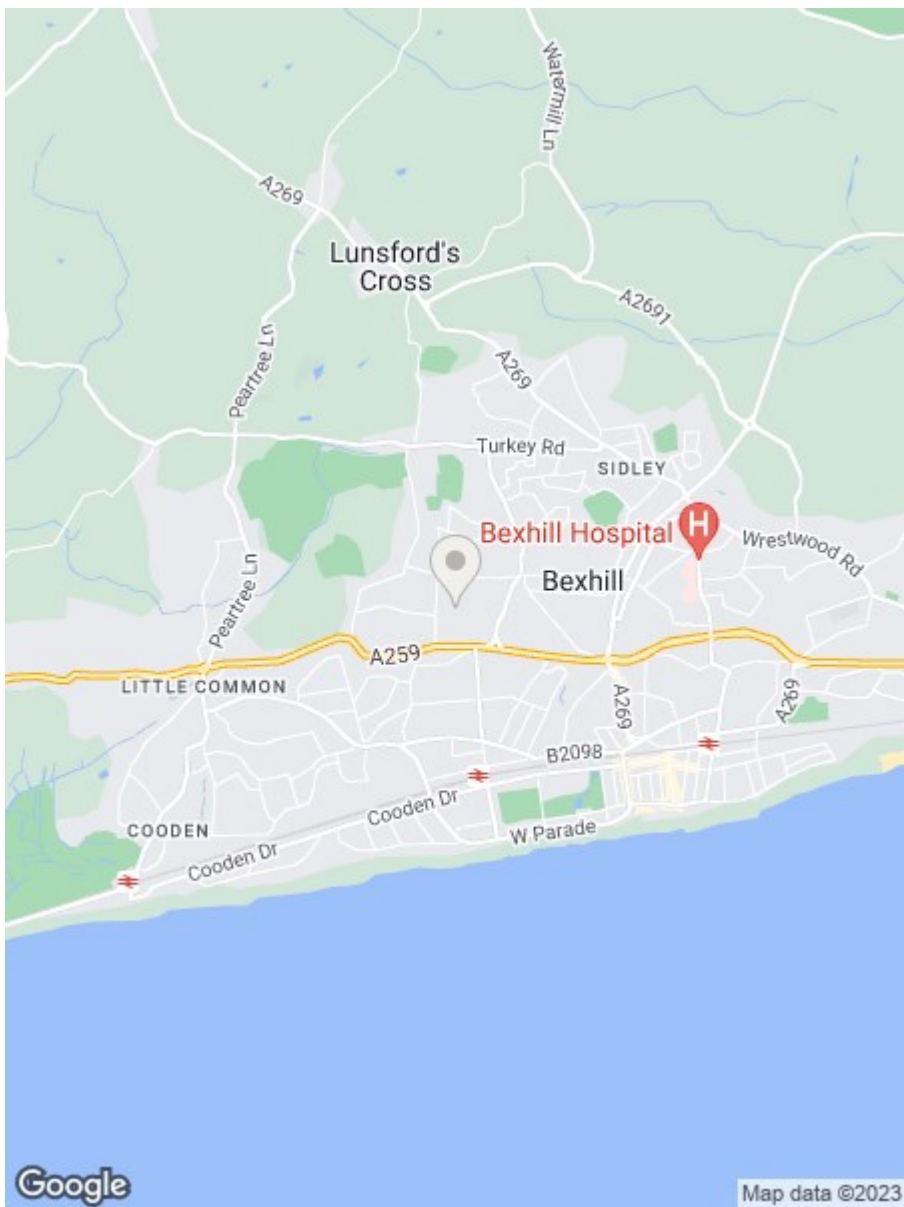


GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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