

**RUSH  
WITT &  
WILSON**



**2 Penny Lane, Bexhill-On-Sea, East Sussex TN40 2PY  
£452,500**

Rush, Witt and Wilson are delighted to welcome to the market this immaculately presented two bedroom detached bungalow, ideally located within easy distance to Ravenside Retail Park and Glyne Gap beach. Offering bright and spacious accommodation throughout, the property comprises a large 'L-shaped' lounge/diner, fitted kitchen, conservatory, two double bedrooms with the master bedroom benefitting from its own en-suite shower room and an additional modern fitted wet room. Other internal benefits include newly fitted gas central heating system to brand new radiators, double glazed windows, ample storage space and newly fitted carpets to the bedrooms and lounge/diner. Externally the property boasts a beautifully maintained, private and secluded rear garden, whilst to the front of the property there is a front garden and a driveway providing off road parking leading to the single garage. Ideally situated within easy walking distance to Ravenside Retail Park and Glyne Gap beach and the stunning Combe Valley Country Park, whilst still only being approximately one mile from Bexhill town centre with its wide range of amenities, mainline rail station and picturesque seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow in this popular location, Offered with NO ONWAR CHAIN. Council Tax Band D.



**Entrance Porch**

4'7" x 3'4" (1.42 x 1.02)

Obscured double glazed front door with obscured double glazed sidelight windows leading to the entrance porch, with internal timber front door with obscured double glazed sidelight windows.

**Entrance Hall**

Radiator, large storage cupboard, large airing cupboard with slated shelving and modern pressurised hot water cylinder, electric consumer unit, tiled floor, access to loft space with fitted loft ladder ( the loft houses the modern gas central heating boiler).

**Lounge/Diner**

21'2" x 13'11" (6.47 x 4.25)

Double aspect, double glazed windows to the front and side elevations with a double glazed bay window to the side elevation with bespoke fitted plantation shutters, two radiators.

**Kitchen**

9'8" x 9'8" (2.97 x 2.95)

Double glazed window and obscure double glazed door to the rear elevations giving access onto the rear/side of the property, radiator, fitted kitchen with a range of matching wall and base level units with laminate rolled edged worktop surfaces, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for washing machine, brand new integrated electric oven, worktop mounted hob with fitted extractor hood above, space for freestanding fridge/freezer, part tiled walls, tiled floor, recessed ceiling spotlights.

**Bedroom One**

12'9" x 11'2" (3.89 x 3.41)

Double glazed windows to the side elevation overlooking the garden, radiator, large range of fitted bedroom wardrobes comprising a range of hanging space and shelving, additional built in storage cupboard, door with access to ensuite.

**En-Suite Shower Room**

Internal obscured double glazed window, heated chrome towel rail, pedestal mounted wash hand basin with tiled splashback, low level wc, walk in corner shower cubicle with brand new wall mounted electric power shower and shower attachment, recessed ceiling spotlights with extractor fan, tiled floor, electric shaver point.

**Bedroom Two**

11'4" x 9'8" (3.46 x 2.97)

Double glazed French doors giving access to the conservatory, radiator, a range of fitted bedroom wardrobes comprising hanging space, shelving and fitted drawer units inside.

**Conservatory**

11'3" x 8'7" (3.43 x 2.62)

Triple aspect double glazed windows with a set double glazed French doors giving access onto the garden.

**Wet Room**

Obscured double glazed window to the rear elevation, heated chrome towel rail, low level wc, wall mounted wash hand basin with mixer tap, walk in shower area with brand new wall mounted electric power shower and shower attachment, tiled walls, tiled floor, recessed ceiling spotlights.

**Outside****Front Garden**

Mainly laid to lawn, decorative flowerbeds, blocked paved driveway providing off road parking leading to the single garage.

**Single Garage**

With up and over door, light, power.

**Rear Garden**

With sun patio, the rest of the garden is mainly laid to lawn with mature plant and shrub borders, garden shed, to the side of the property there is a timber decking area with a feature garden pond and decorative slate corner, gated access down both sides of the property leading 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.

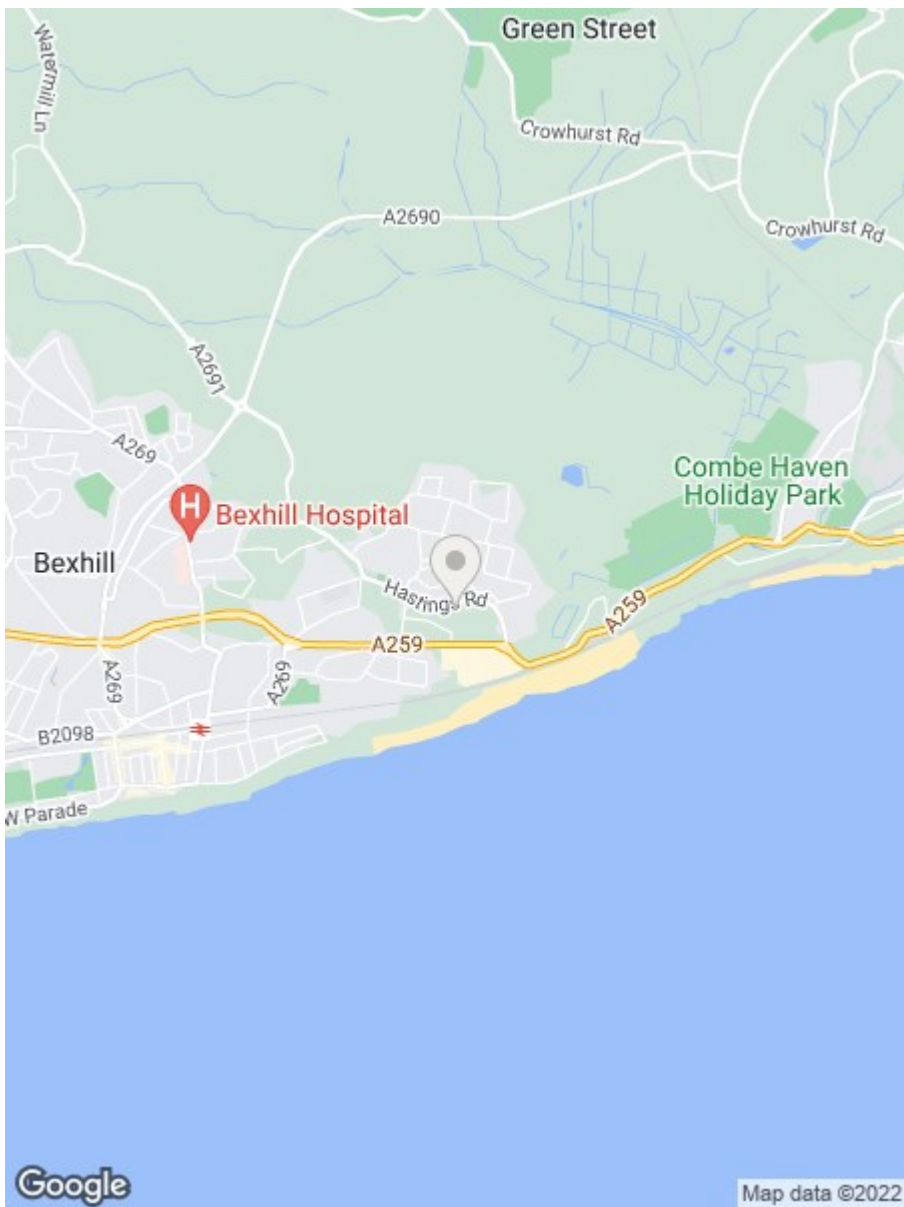


GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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