

**RUSH  
WITT &  
WILSON**



**47 Woodsgate Park, Bexhill-On-Sea, East Sussex TN39 4DL  
£355,000**

**An attractive and impressively spacious traditional Larkin built bungalow with two double bedrooms, large upvc conservatory overlooking the extensive south facing rear garden, located in the beautiful leafy Woodsgate Park Bexhill, large living room/ dining room, entrance porch, gas central heating system, double glazed windows and doors, private front and extensive south facing rear garden, garage, off road parking, viewing comes highly recommended by RWW sole agents.**



**Entrance Porchway**

With entrance door and windows to the front elevation.

**Entrance Hallway**

Doubled doored coats cupboard, double radiator, built in airing cupboard with hot water cylinder and slatted shelving, door through to garage.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, tiled splashback, single radiator, obscured glass window to the side elevation.

**Living Room/Dining Room**

24'2 x 13'8 (7.37m x 4.17m)

Windows to both rear and side elevations, two double radiators, gas fire.

**Conservatory**

20'7 x 8'9 (6.27m x 2.67m)

UPVC double glazed construction overlooks the rear garden with door.

**Kitchen**

11'2 x 10'9 (3.40m x 3.28m)

Window overlooks the side elevation with door to side, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer sink unit with mixer tap, space for fridge/freezer, gas cooker point, freestanding gas boiler supplying domestic hot water and gas central heating, walk in larder.

**Bedroom One**

14'1 x 13' (4.29m x 3.96m)

Windows overlook both the rear and side elevations, built in wardrobe cupboard, double radiator.

**Bedroom Two**

12'7 x 12' (3.84m x 3.66m)

Window to front and side elevation, double radiator.

**Bathroom**

Suite comprising panelled bath, pedestal wash hand basin, single radiator, tiled walls, obscured glass window to the front elevation, wall mounted electric shower unit, controls and shower head.

**Outside****Front Garden**

Mainly laid to lawn with well established shrubbery and small trees of various kinds, enclosed to both sides with fencing and retaining walls, pathway to the front entrance, side access also available, driveway with off road parking for several vehicles.

**Garage**

Obscure glass window to the side elevation, electrically operated roller door, personal door through to hallway.

**Rear Garden**

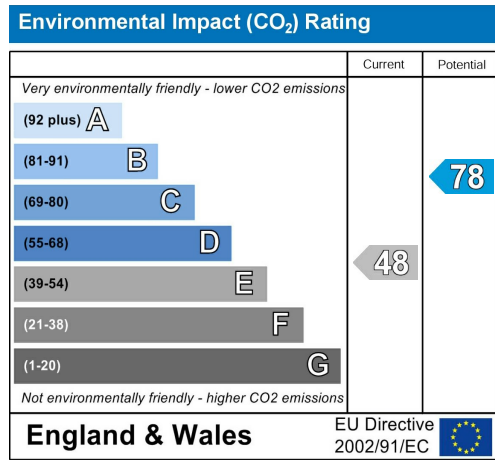
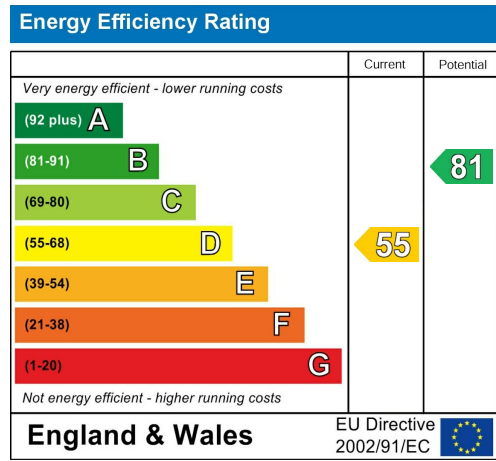
Extensive in size, predominately laid to lawn with mature shrubbery, trees and plants of various kinds, summer house to the rear, patio area for alfresco dining, outside power points, side access down both sides of the property.

**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.







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