

RUSH
WITT &
WILSON



32 Riders Bolt, Bexhill-On-Sea, East Sussex TN39 4JZ
Offers In Excess Of £499,995 Freehold

A beautifully presented two bedroom detached Larkin built bungalow situated in this highly sought after residential location of Bexhill. Internally the property comprises entrance porch, large entrance hallway, triple aspect living/dining room, modern fitted kitchen/breakfast room, two double bedrooms with the main benefiting from an en-suite and separate modern family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts extensive parking offered via two separate driveways, garage, low maintenance front garden and beautifully maintained and well kept rear garden. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Entrance Porch

Double glazed panelled entrance door leading to:

Entrance Hallway

Obscured glass panelled entrance door, double radiator, two storage cupboards,

Dining Room / Living Room

20'3 x 14' (6.17m x 4.27m)

Triple aspect with windows to the front, side and rear elevations, two double radiators, fireplace, bespoke fitted drawers and shelving.

Kitchen/Breakfast Room

13'10 x 9'10 (4.22m x 3.00m)

Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, integrated fridge and freezer, space and plumbing for washing machine, tumble dryer and dishwasher, five ring gas hob with extractor canopy above, dual aspect with double glazed windows to the side and rear elevations overlooking the rear garden, obscured glass panelled door giving access onto the side, breakfast bar, double radiator.

Bedroom One

16'1 x 11'10 (4.90m x 3.61m)

Double glazed windows to the front elevation, double radiator, built-in wardrobe cupboards with hanging space and shelving.

En-Suite

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, shower attachment and shower head, chrome heated towel rail, part tiled walls.

Bedroom Two

15' x 12' (4.57m x 3.66m)

Dual aspect with double glazed windows to the side and rear elevation, double radiator.

Bathroom

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, P- shaped bath with chrome mixer tap with additional shower controls, shower

attachment and shower head with an additional rain effect showerhead above, obscured double glazed windows to the side elevation, chrome heated towel rail, part tiled walls.

Outside**Front of Property**

Two individual block paved driveways providing off road parking for multiple vehicles, area of low maintenance front garden laid to pebbles with mature shrubbery and small trees.

Garage

Up and over electrically operated door.

Rear Garden

Mainly laid to lawn with mature shrubs and trees of various kinds, patio area suitable for alfresco dining, the garden is enclosed to all sides with fencing, side access available.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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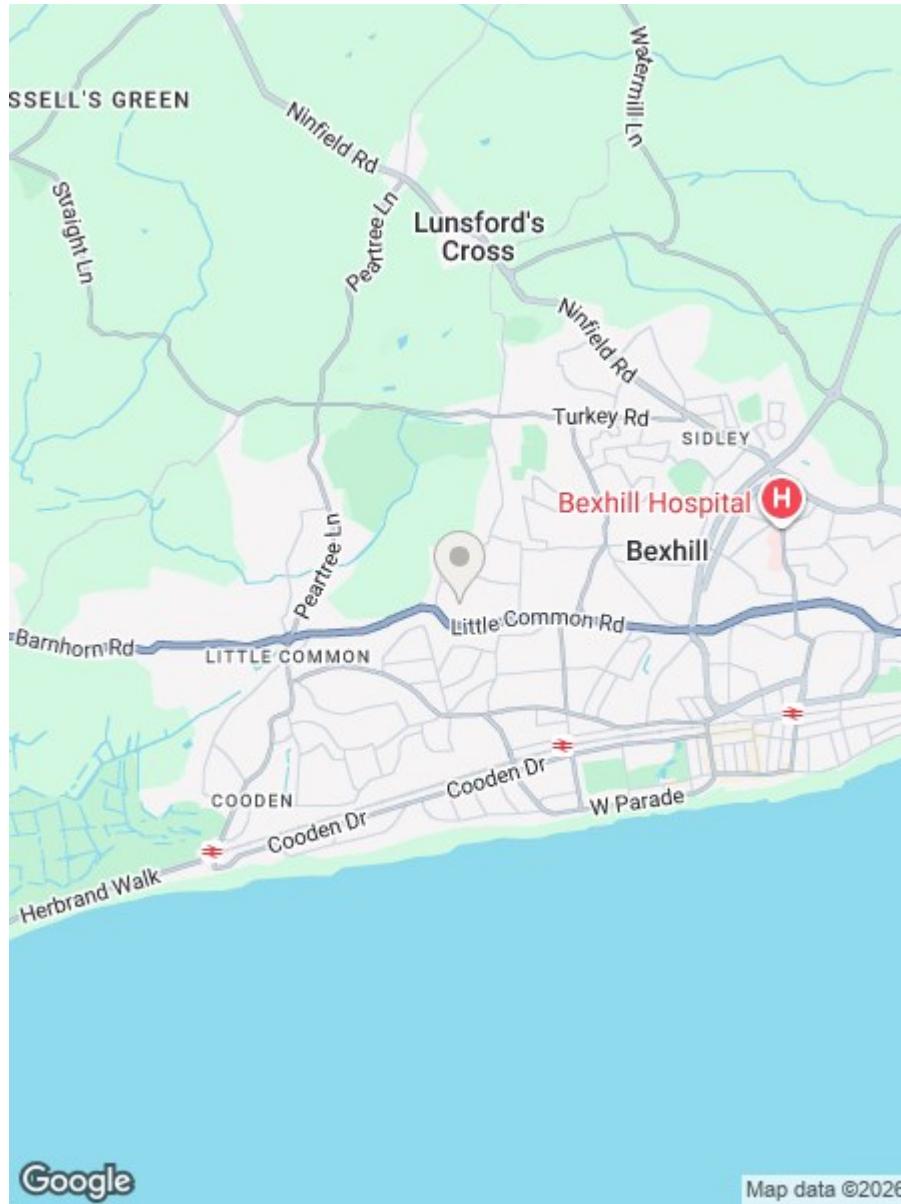


GROUND FLOOR
1165 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	