

**RUSH
WITT &
WILSON**



**18 Danecourt Close, Bexhill-On-Sea, East Sussex TN39 4AR
Asking Price £295,000**

A two/three bedroom semi-detached bungalow, situated in a popular residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises bay fronted living room/bedroom, open plan kitchen/dining/living area, large dining hall, bedroom and a shower room to the ground floor. To The first floor there is bedroom and en-suite bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally the property boasts off road parking for multiple vehicles and a private rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Entrance Hallway

With obscured glass panelled entrance door, radiator.

Living Room/Bedroom

13'1" x 11'11" (4.00 x 3.64)

Double glazed bay window to the front elevation, radiator, fitted wardrobe cupboards with sliding doors, hanging space and shelving.

Kitchen/Dining Room

13'1" x 12'6" (4.00 x 3.83)

With double glazed bay window overlooking the rear elevation and bi-folding doors giving access onto the rear garden, window to the side elevation, radiator, obscured double glazed glass panelled door giving access onto the side elevation, fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor canopy above, integrated fridge and freezer, breakfast bar.

Bedroom Two

11'5" x 9'4" (3.50 x 2.87)

Windows to the front elevation, built in wardrobe cupboards with sliding doors, radiator.

Downstairs Shower Room

With obscured double glazed windows to the side elevation, chrome heated towel rail, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, wash hand basin with mixer tap, wc with low level flush, tiled flooring, part tiled walls.

Dinning Hall

12'4" x 12'0" (3.77 x 3.66)

With stairs leading to first floor, radiator, double glazed glass panelled door leading out onto the rear garden.

First Floor

Bedroom One

14'6" x 11'6" (4.43 x 3.51)

Velux windows to the front and rear elevations, eaves storage, electric radiator.

En-Suite

Suite comprising wc with low level flush, pedestal mounted

wash hand basin with mixer tap, panelled bath with chrome controls and chrome hand/shower attachment, part tiled walls, tiled floor, Velux window to the side elevation.

Outside

Front Garden

Blocked paved driveway providing off road parking for multiple vehicles.

Rear Garden

Mainly laid to lawn with patio area suitable for alfresco dining, enclosed to all sides offering privacy and seclusion, side access is available.

Agents Note

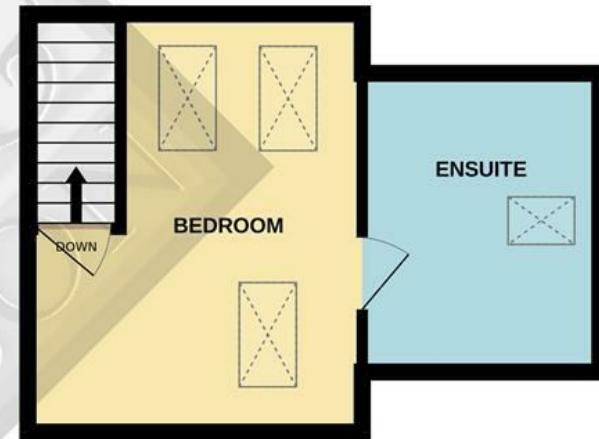
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.

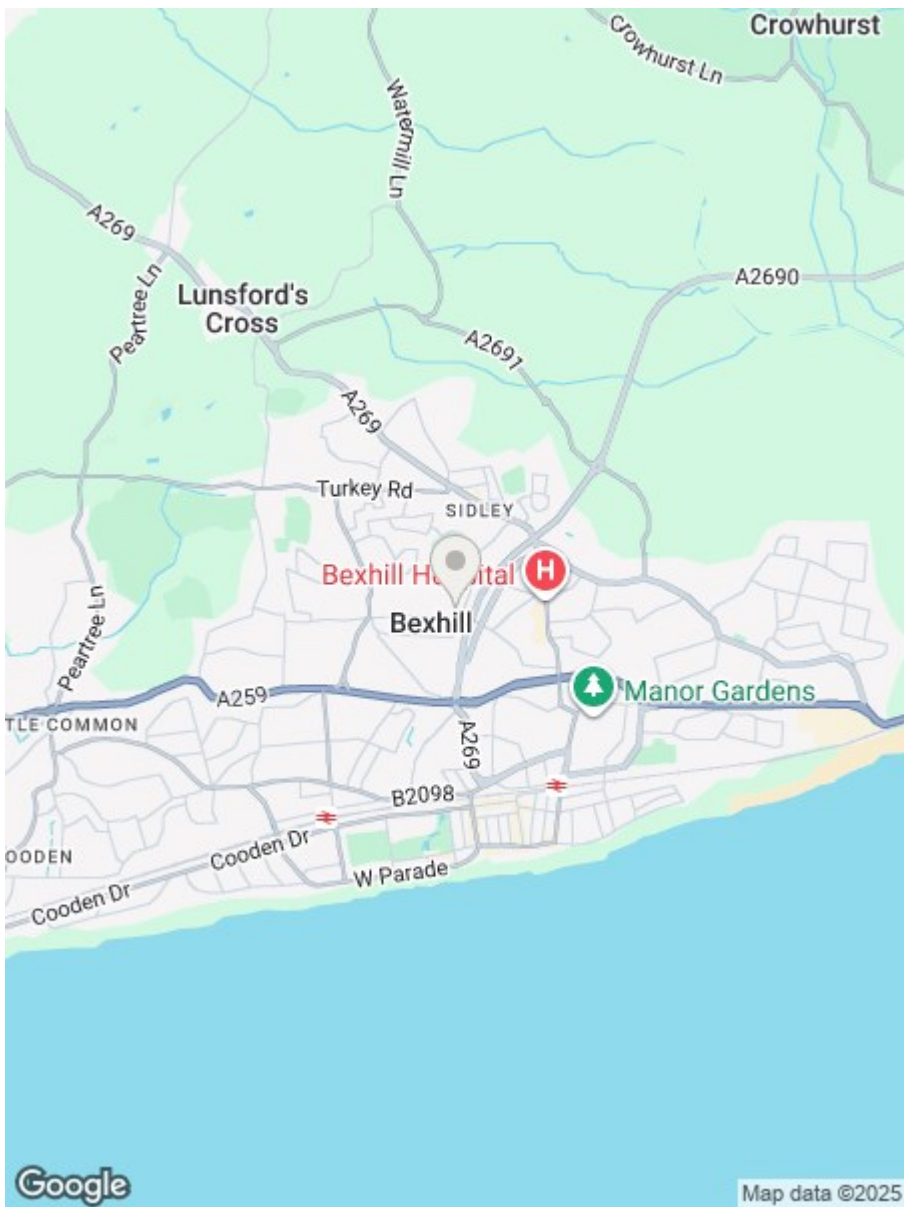


1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**