

**RUSH
WITT &
WILSON**



**26 Broad View, Bexhill-On-Sea, East Sussex TN39 4HW
£319,000**

A two double bedroom detached bungalow in need of some refurbishment, beautiful southerly views over Bexhill toward the sea, quiet cul-de-sac location, gas central heating system, double glazed windows and doors, partially converted attic, driveway with off road parking, garage, large basement workshop, private front & extensive southerly facing rear garden with stunning views, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents, Council Tax Band C.



Entrance Lobby

With entrance door, windows to the front elevation.

Entrance Hallway

Built in airing cupboard, double radiator, access to roof space with partially converted loft.

Cloakroom

WC with low level flush, single radiator, obscured glass window to the front elevation.

Living Room

18'7" x 12'11" (5.67 x 3.96)

Window to the rear elevation with far reaching views across Bexhill towards the sea, additional window to the side elevation, two single radiators, marble fireplace with real flame gas coal effect fire.

Kitchen

13'10" x 10'0" (4.22 x 3.06)

Windows to front elevation, window and door to side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer composite sink unit with mixer tap, integrated double oven and grill, plumbing for washing machine, plumbing for dishwasher, space for fridge or freezer, tiled splashbacks, gas hob.

Bedroom One

13'10" x 12'1" (4.24 x 3.69)

Window to the rear southerly elevation with views across the garden towards the sea, double radiator, fitted bedroom furniture comprising drawers and wardrobe cupboards.

Bedroom Two

13'11" x 12'0" (4.26 x 3.66)

Window to the rear southerly elevation, double radiator.

Bathroom

Suite comprising walk in shower with chrome controls and chrome showerhead, heated chrome towel rail, pedestal mounted wash hand basin, obscured glass window to the front elevation, tiled walls.

Outside**Front Garden**

Mainly laid to lawn with well stocked flower and shrub beds,

enclosed with fencing and retaining walls, off road parking for several vehicles leading to the garage, courtesy light.

Rear Garden

Southerly facing rear garden, extensive in size with beautiful views across Bexhill toward the sea, with mature plants, shrubs and trees of various kinds, mainly laid to lawn, outside water tap, patio areas for alfresco dining, enclosed with a mature hedging.

Workshop

31'7" x 16'11" (9.63 x 5.17)

Access to the rear with restricted head height, wall mounted gas central heating and domestic hot water boiler, window and door to the rear elevation.

Garage

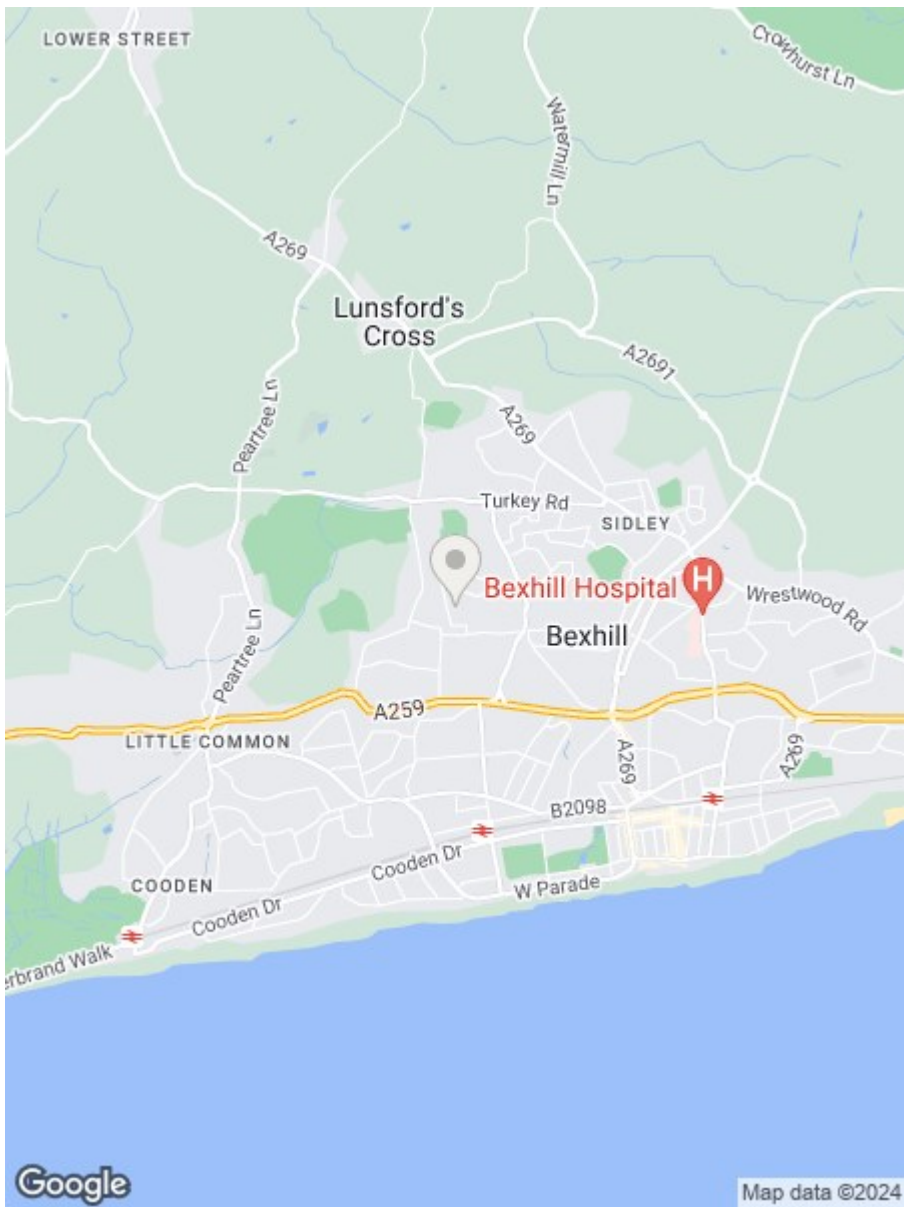
Electrically operated up and over door, obscured glass window to the side elevation, power and light.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(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	

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