

**RUSH  
WITT &  
WILSON**



**19 Winston Drive, Bexhill-On-Sea, East Sussex TN39 3RP  
£525,000**

**A stunning three bedroom detached bungalow presented to an exceptional standard, with beautiful modern kitchen and bathroom, cloakroom, situated in a highly sought after area, gas central heating system, Multi- Fuel Stove in living room, double glazed windows and doors, private front and landscaped rear garden with pleasant open views, double tandem garage, extensive off road parking for several vehicles, entrance porch, viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

With entrance door and two windows overlooking the front elevation.

**Entrance Hallway**

With entrance door, double radiator.

**Cloak Room**

Modern suite comprising wc with low level flush, wall mounted wash hand basin with tiled splashback, vanity unit, obscured glass window overlooks the side elevation.

**Living Room**

30'7 x 12'10 (9.32m x 3.91m)

Bay window to the front elevation and patio doors and window to the rear, beautiful cast iron multi fuel burning stove set on a tiled plinth, two covered radiators.

**Kitchen**

16'10 x 9'7 (5.13m x 2.92m)

A beautiful, contemporary modern kitchen comprising a range of high gloss base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, ceramic floor tiling, vertical radiator, fitted AEG oven and grill, integrated dishwasher, pull out larder cupboard, brushed stainless steel five ring gas hob with extractor canopy and light, window to rear elevation, door leads out to rear garden, led under top lighting.

**Inner Hallway**

With access to roof space.

**Bedroom One**

15'1 x 11'9 (4.60m x 3.58m)

Window to both side and rear elevation, built in wardrobe cupboards, double radiator.

**Bedroom Two**

15'1 x 11'10 (4.60m x 3.61m)

Window to front elevation, double radiator, built in wardrobe cupboards and airing cupboard.

**Bedroom Three**

11'9 x 8'8 (3.58m x 2.64m)

Windows to both front and side elevation, double radiator.

**Bathroom**

Suite comprising ceramic floor tiling, walk in shower with chrome shower controls and chrome shower head, wc with concealed cistern, inset wash hand basin with vanity unit beneath, chrome heated towel rail, obscured glass window to side elevation, partly tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with beautifully kept flowerbeds, enclosed with fencing to both sides with a retaining wall to the front, side access, extensive off road parking on the driveway for several vehicles.

**Rear Garden**

A particular feature of the property with beautiful panoramic views to the side and rear, the garden is mainly laid to lawn, well landscaped with retaining walls, well stocked beds with plants and shrubs of various kinds, all enclosed with fencing to all sides, hedging and some trees, decked area for alfresco dining, side access to the rear is via timber framed gates offering security.

**Detached Tandem Double Garage**

20' x 9'1 (6.10m x 2.77m)

With up and over door to the front, personal door to side and window to the rear.

**Garden Store**

14'8 x 9'3 (4.47m x 2.82m)

To the rear of the garage, with base units, power and light, originally a double length tandem garage that could easily be converted back by removing the partition, brick built with pitched tiled roof.

**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.

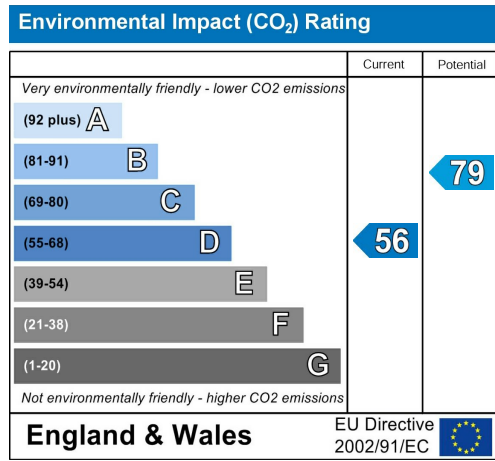
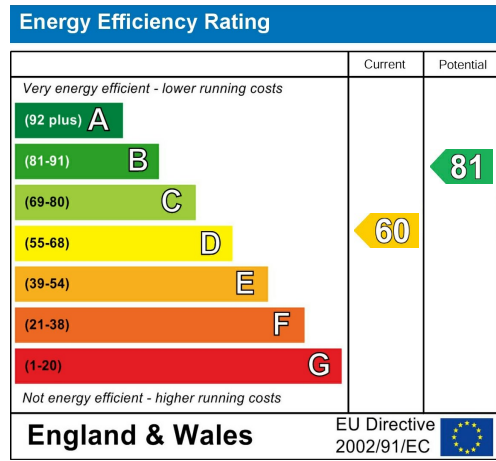
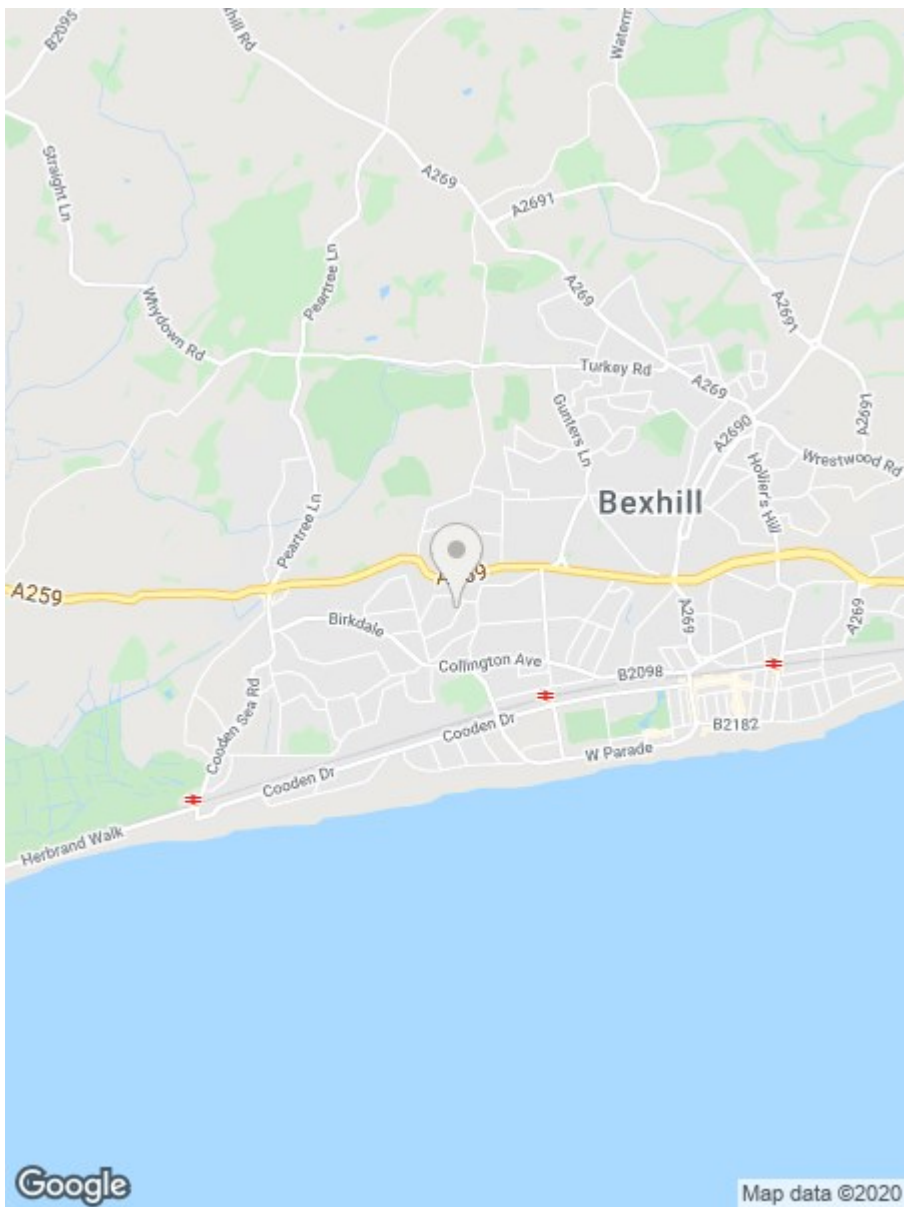




TOTAL APPROX. FLOOR AREA 1192 SQ.FT. (110.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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