

**RUSH  
WITT &  
WILSON**



**38 Sandown Way, Bexhill-On-Sea, East Sussex TN40 2NL  
Offers In Excess Of £460,000**

**An opportunity to acquire this well presented three bedroom detached bungalow ideally located in this quiet and sought after cul-de-sac location. Having been renovated to a high standard throughout, the property comprises a spacious lounge, separate dining room, fitted kitchen, three double bedrooms and family bathroom. Other benefits include gas central heating to radiators with brand new boiler, double glazed windows throughout, complete re-wire and solar panels. Externally the property offers well maintained gardens to both the front and rear of the property, a driveway providing off road parking for multiple vehicles leading to the car port and single garage. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this spacious bungalow in this highly desired location.**



### **Front Door**

Obscured double glazed front door to:

### **Entrance Hall**

Radiator, wood effect tile flooring, recessed ceiling spotlights.

### **Lounge**

15'7" x 12'10" (4.75m x 3.93m )

Double glazed sliding patio door to the front elevation, radiator, door leading through to dining room.

### **Dining Room**

9'10" x 8'6" (3m x 2.60m )

Double glazed sliding patio door to front elevation, radiator, door leading through to kitchen, recessed ceiling spotlights.

### **Kitchen**

10'2" x 9'1" (3.11m x 2.77m )

Double glazed window and door giving access onto the side elevation. Fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, under counter space for fridge and freezer, plumbing space for dishwasher, integrated electric oven, worktop mounted gas hob with fitted stainless steel extractor hood above, wall mounted and newly fitted gas central heating combination boiler, tiled floor, part tiled walls, recessed ceiling spotlights, built-in larder with fitted shelving.

### **Inner Hallway**

Radiator, access to loft space with newly fitted loft hatch and pull down ladder, linen cupboard with slatted shelving.

### **Bedroom One**

12'0" x 11'7" (3.67m x 3.55m )

Double glazed window to rear elevation, radiator.

### **Bedroom Two**

11'9" x 9'4" (3.60m x 2.87m )

Double glazed window to rear elevation, radiator.

### **Bedroom Three**

9'3" x 8'1" (2.83m x 2.47m )

Double glazed window to side elevation, radiator.

### **Bathroom**

Double glazed windows to side elevation, heated chrome towel rail. Modern white bathroom suite comprising pedestal mounted wash hand basin with mixer tap, low level w.c., panel enclosed bath with wall mounted shower controls and shower attachment. Bespoke joinery fitted bathroom cabinet, tiled walls, bathroom light with electric shaver point.

### **Outside**

#### **Rear Garden**

Beautifully maintained rear garden with a stone and decorative shingle laid pathway with the rest of the garden is mainly laid to lawn with well designed raised flower beds with mature plants and shrubs, there is an additional sun patio, garden pond and gate providing rear access into the garden. External power points, gated access down both sides of the property leading to the front, door giving rear access into the garage.

#### **Front Garden**

Mainly laid to lawn with mature plant, shrubs and trees, driveway providing off road parking for multiple vehicles leading to the car port and single garage.

#### **Single Garage**

Up and over door, light, power, fitted shelving, indoor toilet. Door with access to the rear garden, solar panel converter.

#### **Toilet**

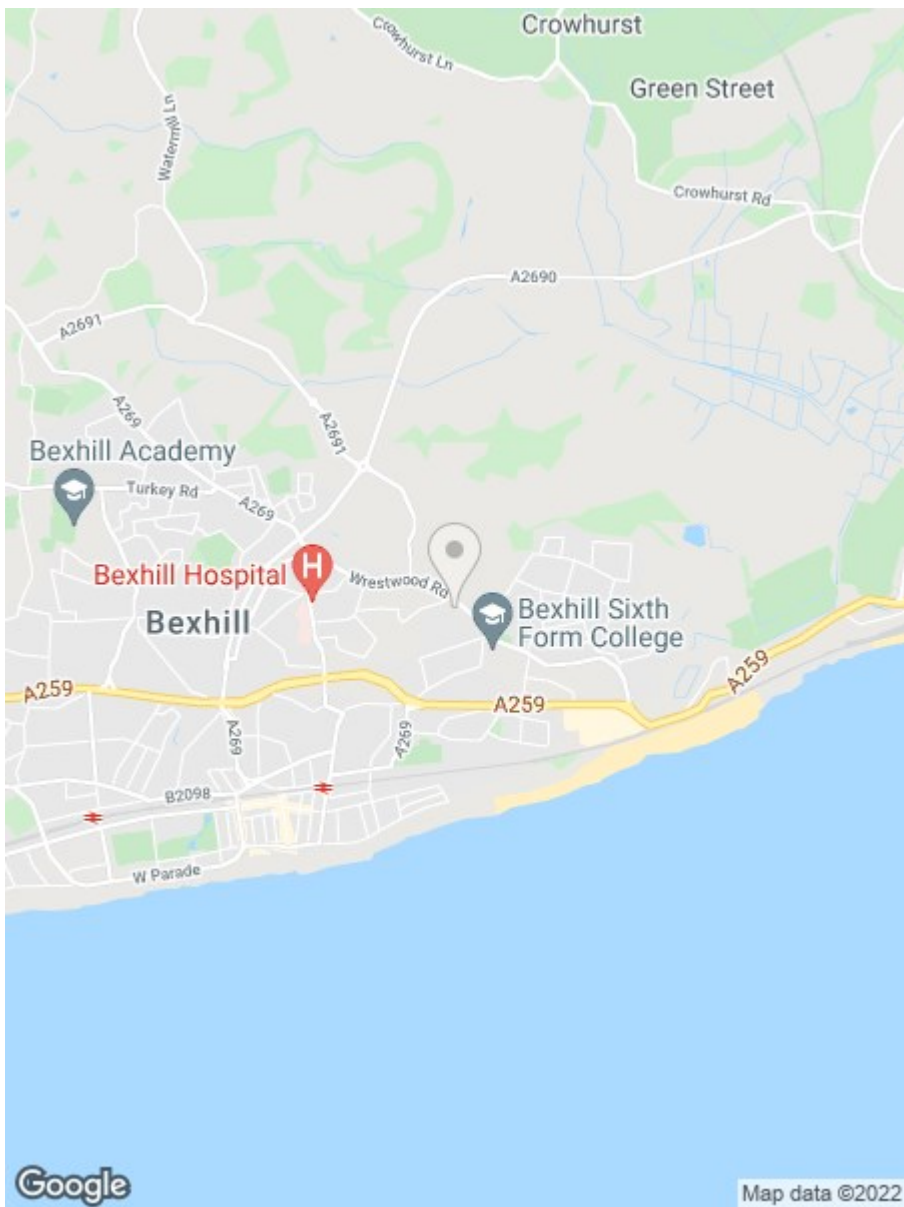
Low level w.c., pedestal mounted wash hand basin.

#### **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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**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**