

**RUSH  
WITT &  
WILSON**



**6 Bishops Walk, Bexhill-On-Sea, East Sussex TN40 2SP  
£309,950**

**An opportunity to acquire this two bedroom detached bungalow with large lounge/diner, fitted kitchen and wet room. Other internal benefits include gas central to radiators, double glazed windows and ample storage space throughout. Externally the property offers private front and rear gardens and a driveway providing off road parking for multiple vehicles. Conveniently situated within easy walking distance to local amenities and bus stops, whilst still only being approximately one mile from Bexhill town centre with seafront and mainline rail station. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill. Council Tax Band C.**



**Entrance Hall**

Obscured double glazed front door leading into hallway, with radiator, storage cupboard housing the electric meter and electric fuse box, airing cupboard housing the hot water cylinder with slatted shelving, access to loft space.

**Lounge/Diner**

18'11" x 12'7" (5.78 x 3.85)

Double glazed windows to the front elevation, radiator, feature fireplace with fitted electric fire.

**Bedroom One**

14'4" x 12'7" (4.39 x 3.85)

Double glazed window to the rear elevation, radiator.

**Bedroom Two**

11'6" x 9'1" (3.51 x 2.79)

Double glazed window to the front elevation, radiator.

**Kitchen**

10'0" x 9'5" (3.06 x 2.88)

Double glazed window to the rear elevation, obscured double glazed door to the side elevation giving access to the side of the property, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, gas hob with fitted extractor hood above, integrated electric oven, stainless steel single sink with drainer and mixer tap, integrated washing machine, wall mounted gas central heating boiler, integrated fridge/freezer, part tiled walls.

**Wet Room**

Obscured double glazed window to the side elevation, heated chrome towel rail, low level wc, wash hand basin, walk in shower area with wall mounted electric power shower and shower attachment, part tiled walls, electric shaver point.

**Outside****Front Garden**

Driveway providing off road parking for multiple vehicles, front garden that is mainly laid to lawn with some mature plants and shrubs, wide gated access down the side of the property leads to the rear.

**Rear Garden**

Mainly laid to lawn with, large timber garden shed,

greenhouse, gated access down both sides of the property leading to the front.

**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.

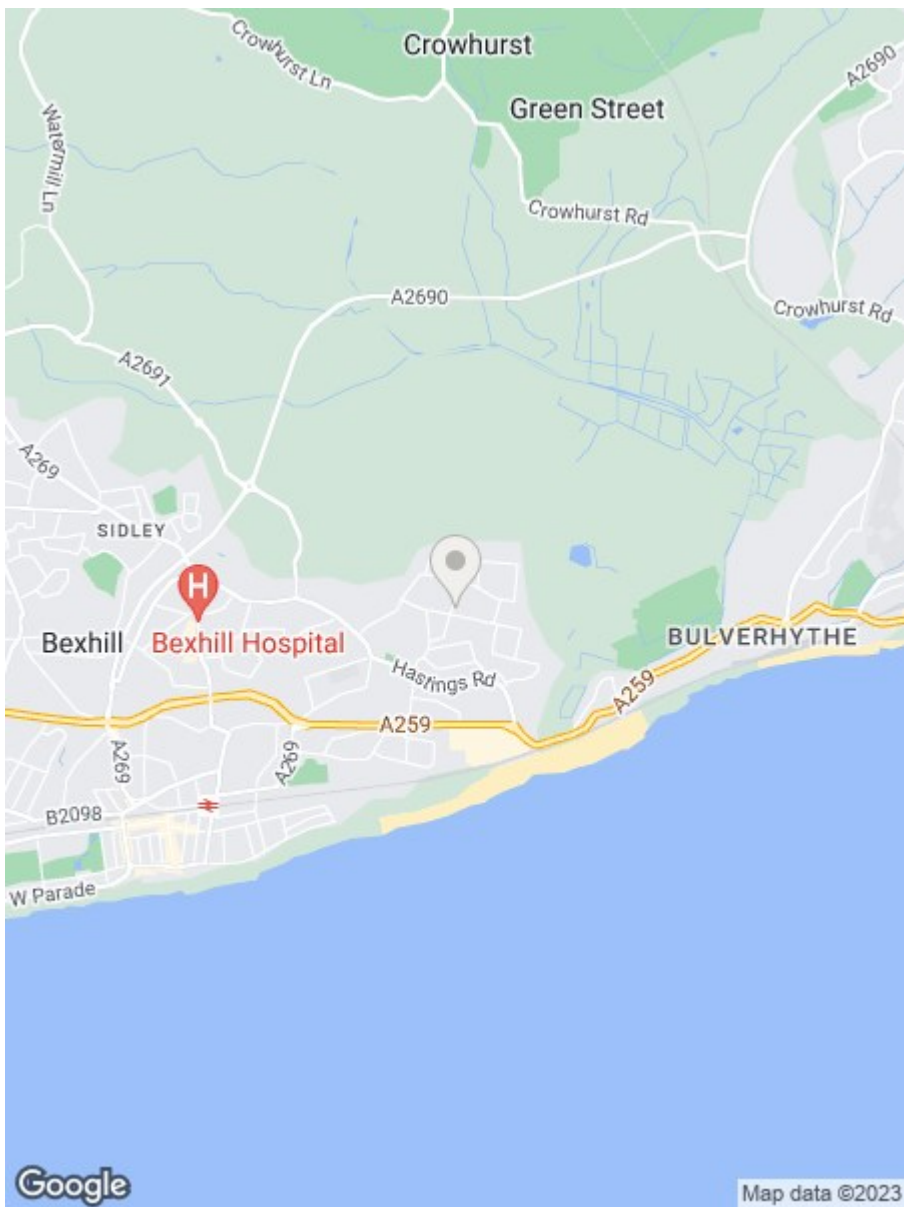


GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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) <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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