

**RUSH  
WITT &  
WILSON**



**21 The Glades, Bexhill-On-Sea, East Sussex TN40 2NE  
£337,500**

**A very well presented and spacious two bedroom semi detached bungalow with gas central heating system, double glazed windows and doors, modern kitchen and bathroom, quiet cul-de-sac location, private front and rear gardens, off road parking, single garage, viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

With Entrance door, double radiator, built in cloaks cupboard, built in linen cupboard, access to roof space, laminate wood flooring.

**Cloakroom**

WC with low level flush, double radiator, half height wall tiling, obscured glass window to the side elevation.

**Living Room**

18'4 x 11'5 (5.59m x 3.48m)

Window overlooks the front westerly elevation, single radiator, feature fireplace, laminate wood flooring.

**Kitchen**

10'7 x 10'5 (3.23m x 3.18m)

Door to side elevation, modern fitted kitchen comprising a range of base and wall units with laminate granite effect straight edge worktops, single drainer sink unit with mixer tap, integrated washing machine, integrated dishwasher, built in AEG oven and grill with hob, extractor canopy and light, wall mounted gas central heating and domestic hot water boiler, space for fridge/freezer, laminate wood flooring, double radiator.

**Bedroom One**

13'10 x 11'5 (4.22m x 3.48m)

Window overlooks the rear elevation, single radiator, built in wardrobe cupboard.

**Bedroom Two**

11'3 x 10'6 (3.43m x 3.20m)

Window to the front elevation, single radiator.

**Bathroom**

Suite comprising walk in shower with chrome controls and chrome showerhead, wc with low level flush, pedestal wash hand basin, wall mounted heated chrome towel rail, half height wall tiling, obscured glass window to the side elevation.

**Outside****Front Garden**

Mainly laid to lawn with shrub and flowerbeds, patio pathways, off road parking is to be found on the brick paved driveway to the front of the property.

**Rear Garden**

Is mainly laid to lawn, all enclosed with fencing to all sides, timber framed shed, patio area for alfresco dining and entertaining, outside water tap, additional brick built storage.

**Single Garage**

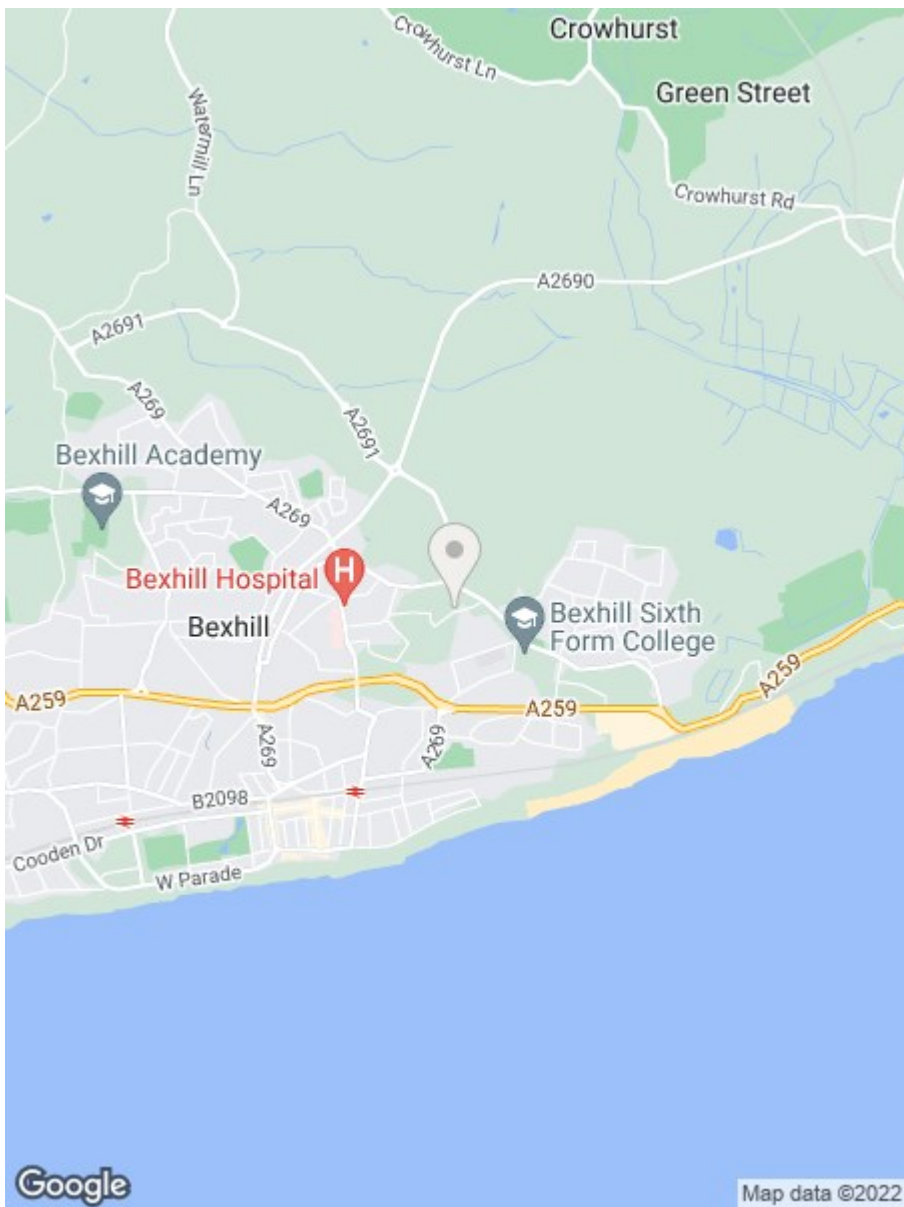
With electrically operated up and over door, window to the rear, personal door to the side, power and light.

**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) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">86</span> </div>
(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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