

**RUSH  
WITT &  
WILSON**



**20 St. James Crescent, Bexhill-On-Sea, East Sussex TN40 2DL  
Offers In The Region Of £285,000**

**A two bedroom semi-detached bungalow situated in this popular residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises living room, modern kitchen/breakfast room, two double bedrooms and a wet room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, a garage and private rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



**Entrance Porch**

With windows to the front and side elevation, double glazed glass panelled entrance door.

**Entrance Hallway**

Obscured glass panelled entrance door. radiator.

**Living Room**

12'2" x 11'7" (3.71 x 3.55)

Window to the front elevation, radiator, feature fireplace.

**Kitchen/Breakfast Room**

13'11" x 11'10" (4.26 x 3.62)

Modern kitchen comprising a range of matching wall and base level units with laminate straight edge wood effect worktop surfaces, sink with drainer and mixer tap, two ring electric hob, integrated electric oven, space and plumbing for washing machine, space for free standing fridge and freezer, double glazed windows and door overlooking and giving access onto the rear garden, double radiator.

**Bedroom One**

13'1" x 10'11" (4.00 x 3.35)

Double glazed windows to the front elevation, radiator.

**Bedroom Two**

12'4" x 11'5" (3.78 x 3.50)

Glass panelled sliding doors giving access onto the rear garden, double radiator.

**Wet Room**

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, shower with wall mounted shower controls, chrome shower attachment and showerhead, extractor fan, obscured double glazed windows to the rear elevation, radiator.

**Outside****Front Garden**

Driveway providing off road parking for multiple vehicles, detached garage with up and over door.

**Rear Garden**

Low maintenance rear garden with raised decking area suitable for alfresco dining, additional patio areas, flower and shrub beds, enclosed with fencing to all sides.

**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.



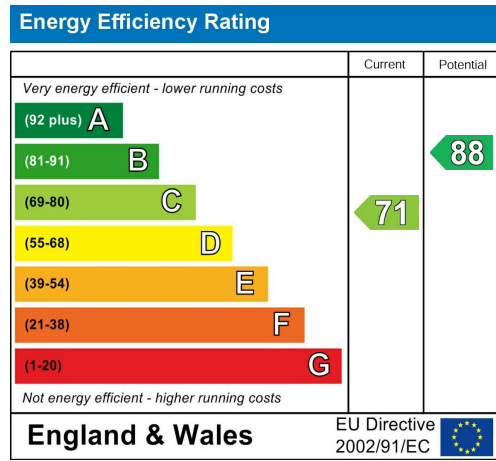
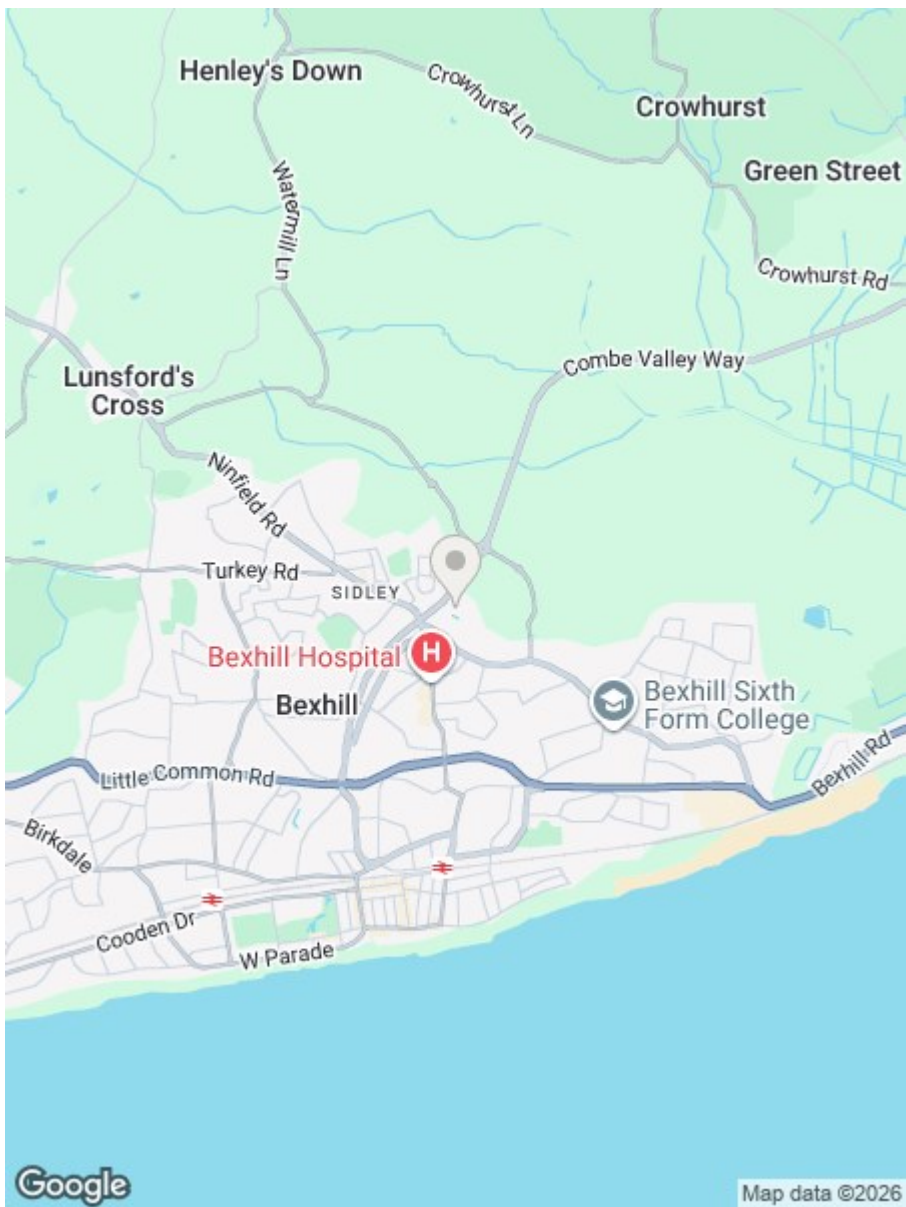
GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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