

**RUSH  
WITT &  
WILSON**



**27 Broad View, Bexhill-On-Sea, East Sussex TN39 4HN**  
**£415,000**



**Introducing a beautifully presented and spacious two-bedroom detached bungalow in the sought-after Glenleigh Park area. This modernized home features a single garage, gas central heating system, double-glazed windows and doors, ensuring both comfort and energy efficiency. Step inside to discover a modern kitchen/ breakfast room and a full bathroom suite, complete with a separate shower. The bright and airy living spaces offer an inviting atmosphere, perfect for relaxation and entertainment. The property boasts a private front garden and a westerly-facing rear garden, providing stunning views over the allotments at the back. With off-road parking available and NO ONWARD CHAIN, this home is ready for you to move in and enjoy. Viewing is highly recommended by RWW sole agents. Council Tax Band D. Don't miss out on this incredible opportunity!**



**Entrance Hallway**

With entrance door, storage cupboard, two built in cloaks cupboards, double radiator, wood effect flooring, access to roof space.

**Kitchen/Breakfast Room**

15'8" x 12'7" (4.79 x 3.86)  
French doors lead out onto the rear westerly facing garden, window to the side elevation, modern fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, breakfast bar area, American style fridge/freezer, integrated oven and grill with electric glass hob, splashbacks and brushed stainless steel extractor canopy with light.

**Living Room**

19'7" x 13'1" (5.98 x 4.00)  
Dual aspect with bay window to the front elevation, window to the side, two double radiators, beautiful ornate fireplace with plinth and surround.

**Bedroom One**

15'7" x 12'4" (4.77 x 3.77)  
Window to the rear elevation, double radiator

**Bedroom Two**

12'5" x 11'0" (3.79 x 3.36)  
Window to the side elevation, double radiator.

**Bathroom**

Full modern bathroom suite comprising walk in shower with door, controls with hand/shower attachment, panelled bath, two chrome heated towel rails, tiled walls, tiled floor, two obscured glass windows to the side elevation, wc with low level flush, wash hand basin with vanity drawers beneath.

**Outside**

**Front Garden**

Mainly laid to lawn with mature shrubbery, retaining walls and pathway to the front entrance, side access is available.

**Rear Garden**

Westerly facing, mainly laid to lawn, raised decked area with lighting suitable for alfresco dining, all enclosed with fencing to all sides offering privacy and seclusion, small tree and shrubbery, backing on to allotments.

**Garage**

With up and over door, power and light, personal door to the rear, obscured glass windows.

**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.





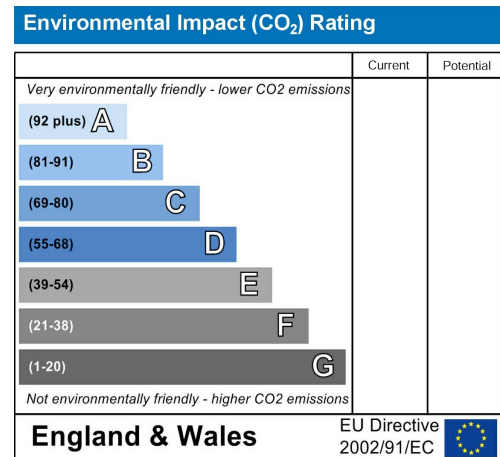
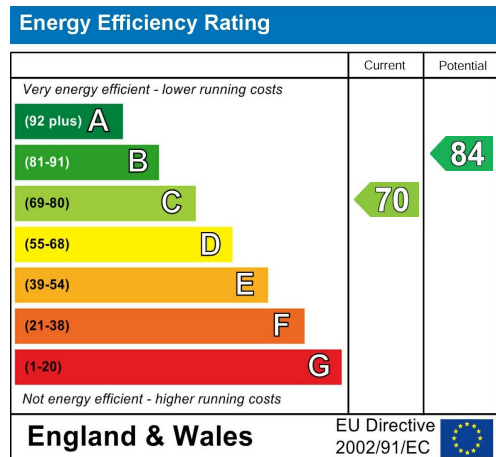
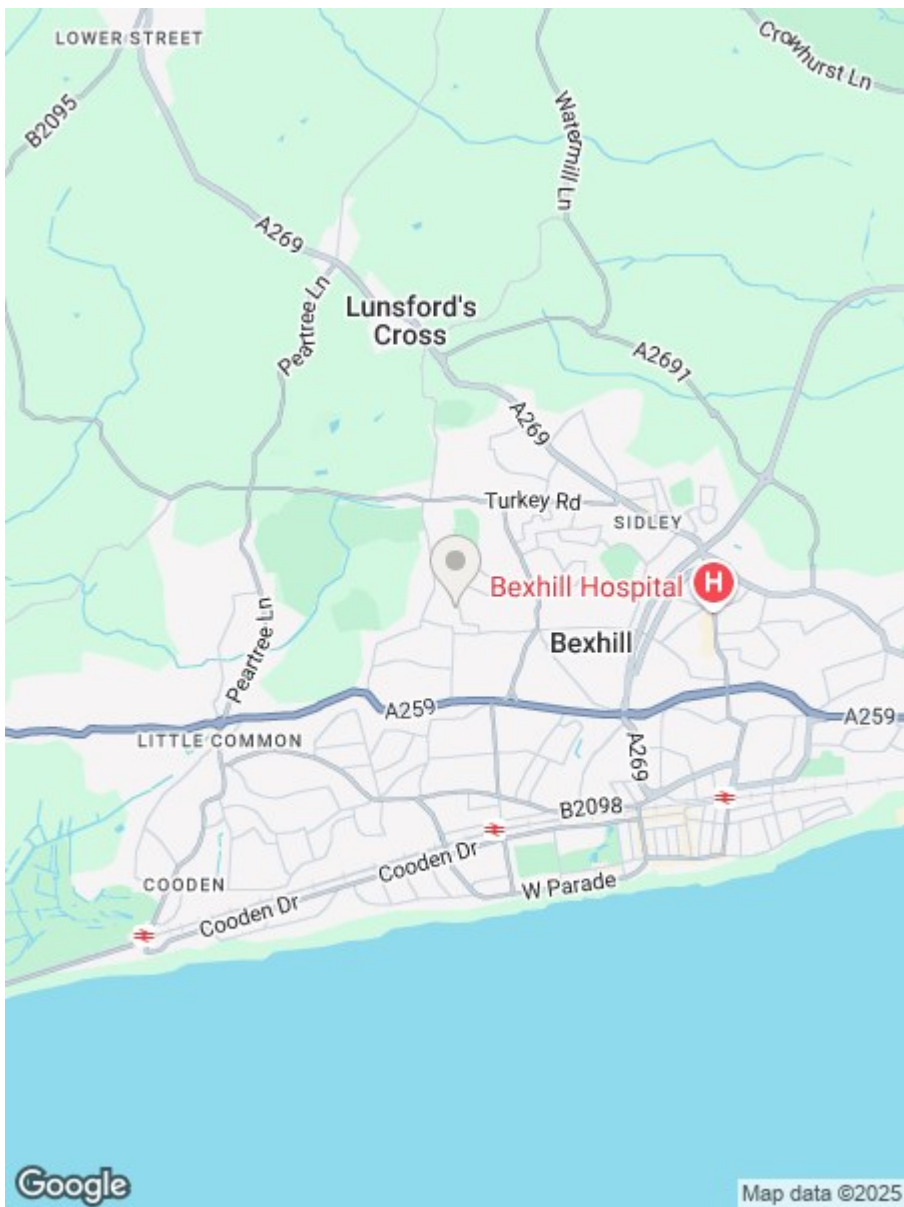


GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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