

**RUSH  
WITT &  
WILSON**



**12 Gibb Close, Bexhill-On-Sea, East Sussex TN40 2PN  
£389,950**

**A beautifully presented two bedroom detached bungalow comprising bay fronted dual aspect living room, modern fitted kitchen, modern bathroom suite, two double bedrooms, gas central heating system & double glazed windows and doors. Externally, the property boasts off road parking for multiple vehicles, garage and beautifully maintained and extensive rear gardens. Conveniently located is this sought after residential location, within short walking distance to Bexhill Retail Centre & Seafront, viewing comes highly recommended by RWW Sole Agents. Council Tax Band D.**



**Entrance Porch**

With obscured glass panelled door and light leading to entrance hallway.

**Entrance Hallway**

With entrance door, radiator, access to loft space via loft hatch.

**Living Room**

16'3" x 11'0" (4.96 x 3.37)

Dual aspect with double glazed windows to the side and double glazed bay window to the front elevation, double radiator, feature fire with tiled back.

**Kitchen**

12'2" x 8'10" (3.71 x 2.71)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated fridge and freezer, integrated electric oven with four ring gas hob, space and plumbing for washing machine, tiled splashbacks, double glazed windows to the front and side elevations with obscured glass panelled doors leading to the side porch.

**Side Porch**

With windows to the side and doors to the front and rear elevations.

**Bathroom**

Modern fitted bathroom suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, large p-shaped bath, chrome controls and additional wall mounted shower unit with rain effect showerhead and hand/shower attachment, chrome heated towel rail, tiled walls, tiled floor, obscured double glazed windows to the side elevation, recessed ceiling spotlights.

**Bedroom One**

11'4" x 11'1" (3.47 x 3.38)

Double glazed windows to the rear elevation, double radiator.

**Bedroom Two**

12'10" x 9'2" (3.93 x 2.81)

Double glazed windows to the rear and glass panelled window to the side elevation, double radiator.

**Garage**

Double wood opening doors, door leading to the rear.

**Outside****Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles.

**Rear Garden**

Mainly laid to lawn wrap around garden, extensive in size, fenced and enclosed to all sides, patio area suitable for alfresco dining, timber framed shed, access down both side of the property 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  
698 sq.ft. (64.8 sq.m.) approx.

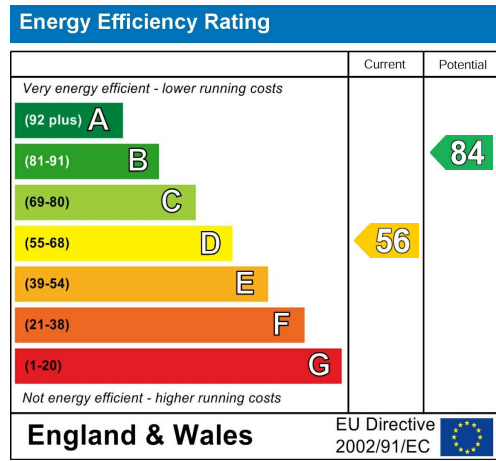
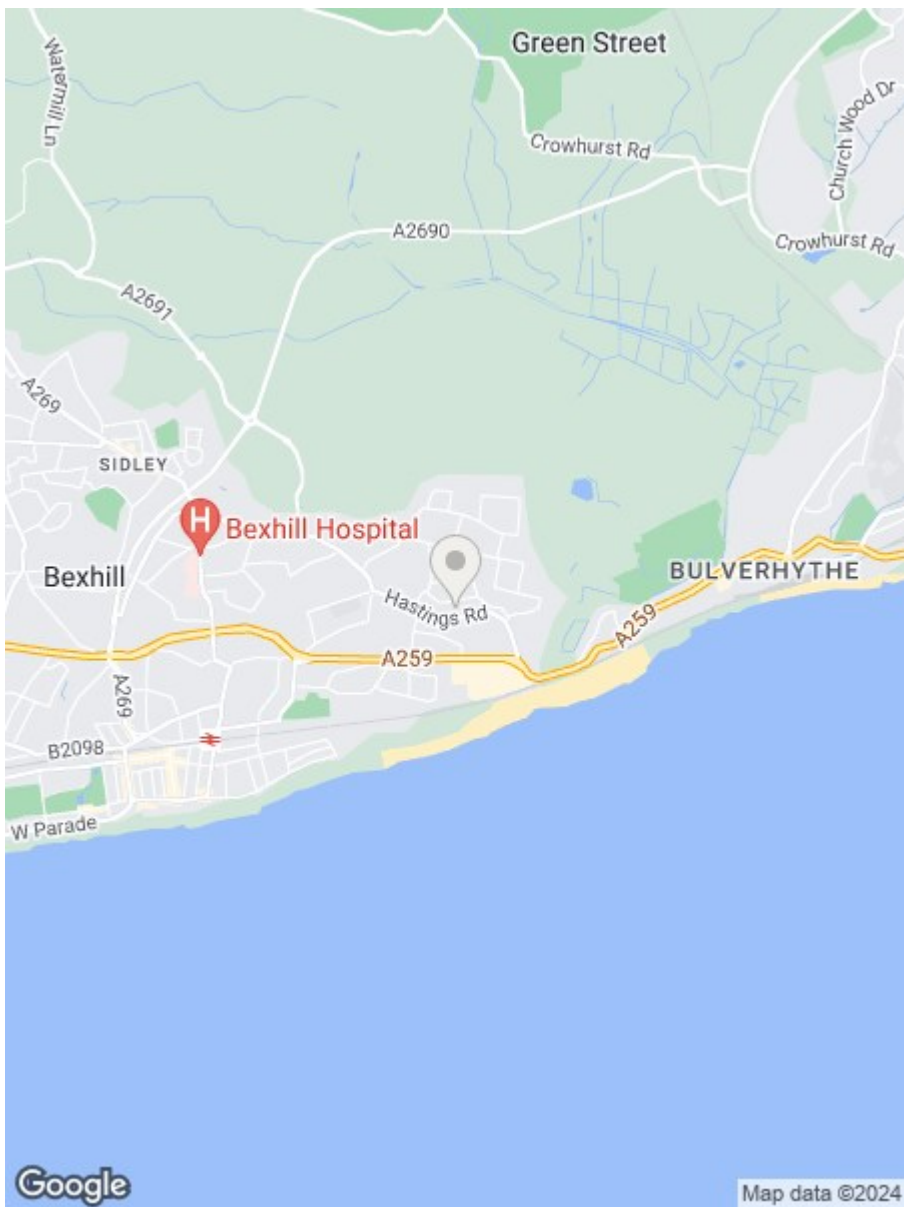
GARAGE  
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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