

**RUSH  
WITT &  
WILSON**



**26 Third Avenue, Bexhill-On-Sea, East Sussex TN40 2PG  
£303,500**

**A beautifully presented two double bedroom detached bungalow refurbished to an exceptional standard by the current owners, with gas central heating, double glazed windows and doors, re-fitted kitchen and bathroom, private front and rear gardens, detached single garage. Viewing comes highly recommended by RWW sole agents.**



## **Covered Porch Way**

### **Entrance Hall**

With entrance door, two obscured glass window to the front elevation, double radiator, wood affect floor tiling, access to roof space.

### **Living Room**

12' x 13'10 (3.66m x 4.22m)

Window to front elevation, double radiator, feature fireplace with electric pebble and brushed stainless steel contemporary fire.

### **Kitchen**

15'7 x 8'9 (4.75m x 2.67m)

Window to rear elevation, re-fitted farm house style kitchen comprising a range of light blue base and wall units with wood block affect laminate worktops, single drainer stainless sink unit with mixer tap, space for fridge/freezer, double radiator, tiled splashbacks, utility cupboard with obscured glass window to the rear elevation, plumbing for washing machine, shelf and overhead storage. additional larder cupboard with overhead storage, built in boiler cupboard housing the gas central heating and domestic hot water boiler, window to side elevation with door.

### **Bedroom One**

15'4 x 10'2 (4.67m x 3.10m)

Patio doors to the rear garden, two vertical radiators.

### **Bedroom Two**

12'3 x 8'10 (3.73m x 2.69m)

Window to front elevation, double radiator.

### **Bathroom**

Modern bathroom suite comprising walk in double width shower with chrome controls, chrome hand shower attachment and fixed shower head with screen, tiled splashbacks, inset wash hand basin with combination of various vanity cupboards, mirror and led lighting with led splashback, wc with low level flush, double radiator, obscured glass window to the side elevation, wood affect floor tiling.

### **Outside**

#### **Front Garden**

Lawned area and shingled areas for relative low

maintenance, enclosed to one side with fencing, shrubbery and plants, access available to both sides of the property, off road parking id available on the driveway.

#### **Rear Garden**

A particular feature of the property is mainly laid to lawn with a whole host of established shrubbery, plants and trees of various kinds, patio area for alfresco dining, outside water tap, pathway to rear boarder, all enclosed to all sides with fencing offering privacy and seclusion, gate leading to bin store area.

#### **Detached Single Garage**

19'8 x 8'4 (5.99m x 2.54m)

Electric roller door, power and light, additional eaves storage, personal door to rear, space for additional appliances if required.

#### **Agents Note**

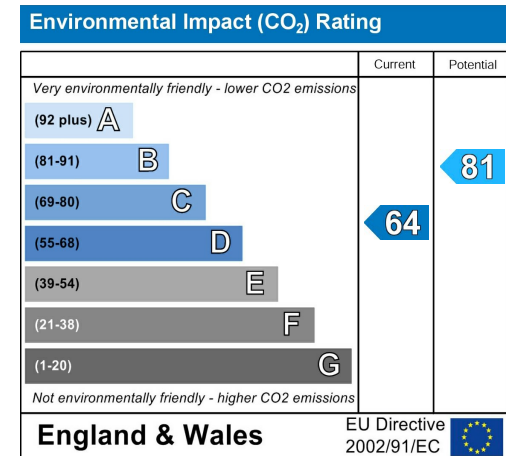
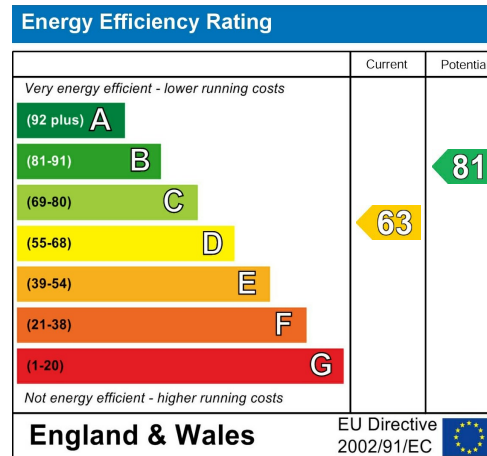
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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