

**RUSH  
WITT &  
WILSON**



**194 Turkey Road, Bexhill On Sea, East Sussex TN39 5HR  
£350,000**

**A detached two bedroom bungalow comprising three reception rooms, kitchen/breakfast room, gas central heating system, double glazed windows and doors, garage, off road parking, private front and rear gardens, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Covered Entrance Porchway**

**Entrance Hall**

Single radiator, access to roof space, airing cupboard with slatted shelving, cloaks cupboard.

**Cloakroom**

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

**Living Room**

15'7" x 11'10" (4.76 x 3.61)

Single and double radiators, bay window to the front elevation, brick fireplace.

**Kitchen/Breakfast Room**

18'9" x 12'7" (5.74 x 3.86)

Window to the side and rear elevations, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for dishwasher, plumbing for washing machine, space for cooker, space for fridge/freezer, tiled splashbacks, in the breakfast room area there are two single radiators, and door through to conservatory.

**Conservatory**

16'9" x 9'8" (5.12 x 2.97)

upvc double glazed construction, double radiator, overlooking the rear and side elevations with French doors giving access on to the rear garden.

**Bedroom One**

12'2" x 12'0" (3.71 x 3.67)

Window to the front elevation, single radiator.

**Bedroom Two**

12'0" x 11'0" (3.68 x 3.36 )

Window to the rear elevation, single radiator.

**Bathroom**

Panelled enclosed bath, pedestal mounted wash hand basin with mixer tap, single radiator, obscured glass window.

**Outside**

**Front Garden**

Mainly laid to lawn, enclosed with a combination of hedging and fencing, off road parking is available for several vehicles on the driveway, outside water tap.

**Detached Single Garage**

With up and over door, personal door to side, window to rear, shelving, power and light.

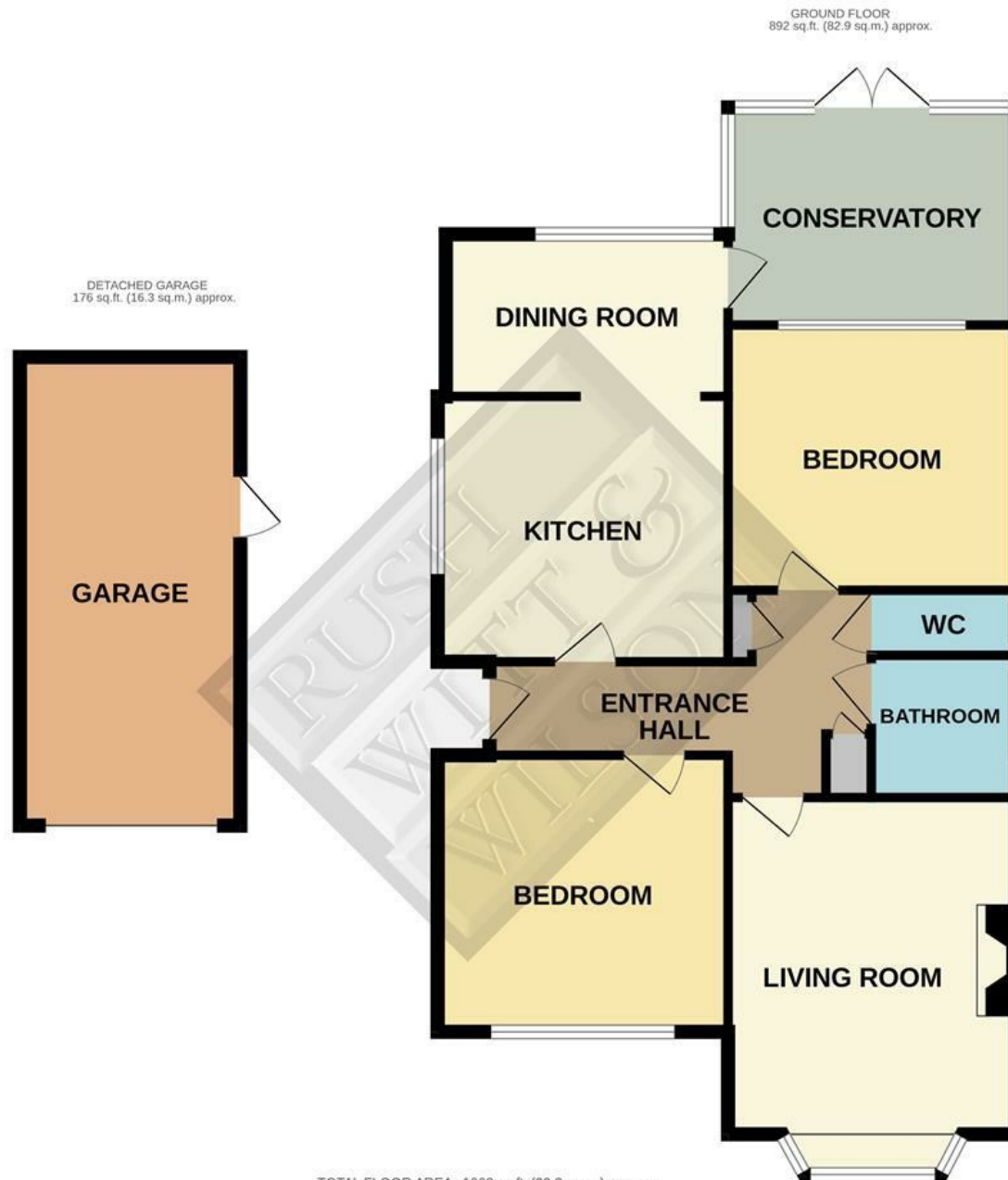
**Rear Garden**

Mainly laid to lawn enclosed with fencing to all sides offering privacy and seclusion, patio area for alfresco dining, side access is available.

**Agents Note**

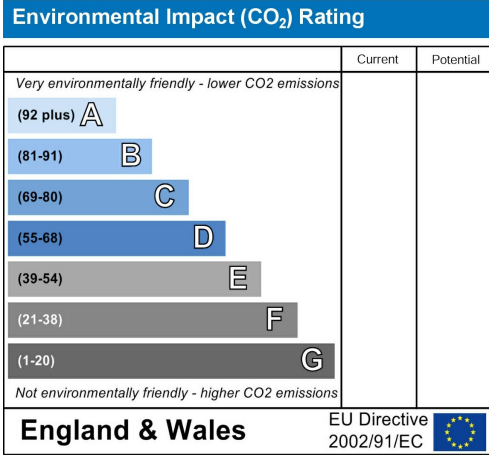
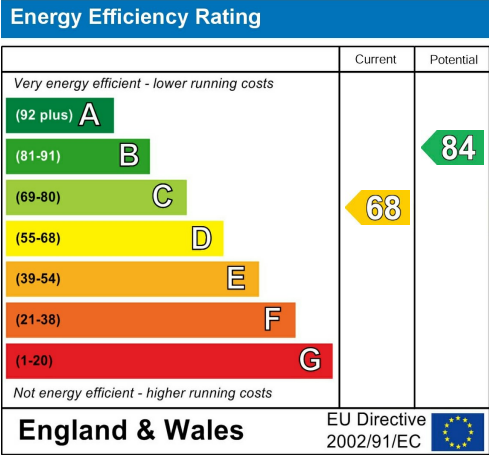
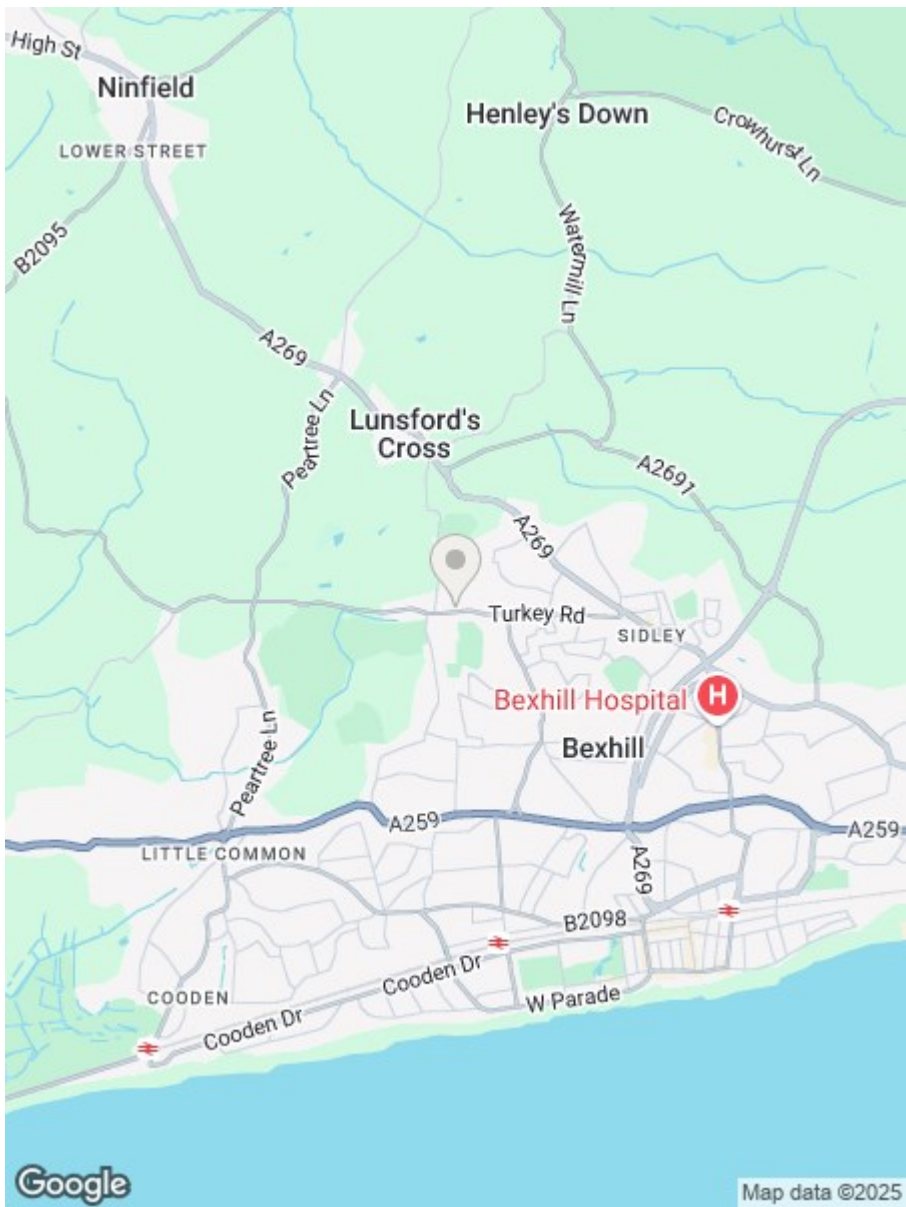
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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