

**RUSH
WITT &
WILSON**



5 Magpie Close, Bexhill-On-Sea, East Sussex TN39 4EU
Offers In Excess Of £440,000 Freehold

A beautifully presented three bedroom detached bungalow presented to an excellent standard by the current vendors. The accommodation comprises a kitchen/breakfast room, spacious lounge/dining room, en-suite to the master bedroom as well as an additional bathroom. Other benefits include gas central heating system, double glazed windows and doors and a garage. Outside there are private front and south facing rear gardens and the bungalow is tucked away in this secluded position with a long driveway approach. The bungalow comes with vacant possession and viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Entrance Hallway

Entrance door, single radiator, access to roof space and boiler cupboard housing domestic hot water and gas central heating boiler, built-in cloaks cupboard.

Living/Dining Room

23'10 x 14'10 (7.26m x 4.52m)
Patio doors lead out onto the rear garden, two double radiators, beautiful contemporary fireplace with quartz plinth and electric real flame effect fire.

Kitchen/Breakfast Room

17'5 x 9'1 (5.31m x 2.77m)
Windows to the front and side elevations with door to side, double radiator, modern fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, tiled splashbacks, integrated oven and grill with additional hot plate, electric hob with extractor canopy and light, area for table and chairs, space for fridge/freezer.

Bedroom One

11'5 x 8'9 (3.48m x 2.67m)
Fitted wardrobes, window to the front elevation, single radiator.

En-Suite Shower Room

Suite comprising wc with low level flush, pedestal wash hand basin, walk-in shower cubicle with chrome controls and shower head, half height wall tiling, obscure glass window to the front elevation, single radiator, electric shaver point, mirror and light.

Bedroom Two

10'6 x 8'7 (3.20m x 2.62m)
Window to the rear elevation, single radiator, built-in wardrobe.

Bedroom Three

8'7" x 6'5" (2.63m x 1.97m)
Window to the rear elevation, single radiator, built-in wardrobe.

Bathroom

Suite comprising panelled bath, wall mounted electric shower controls and showerhead, obscure glass window to the front elevation, pedestal wash hand basin, wc with low level flush, single radiator, half height wall tiling.

Outside

Front Garden

This has been predominately designed for low maintenance in mind and is mainly brick paved for extensive off road parking and has flower borders with many shrubs and plants of various kinds. It is all enclosed with fencing to all sides and the approach is private and is tucked away offering seclusion, shingled area with paving.

Rear Garden

Southerly facing with a side gate access and the rear garden is mainly laid to lawn with a whole host of mature shrubbery, plants and trees of various kinds offering privacy and seclusion. The garden is enclosed with fencing to all sides with various patio areas to enjoy alfresco dining and has a southerly aspect.

Garage

Electrically operated up and over door with power and light, personal door to the side.

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.

Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

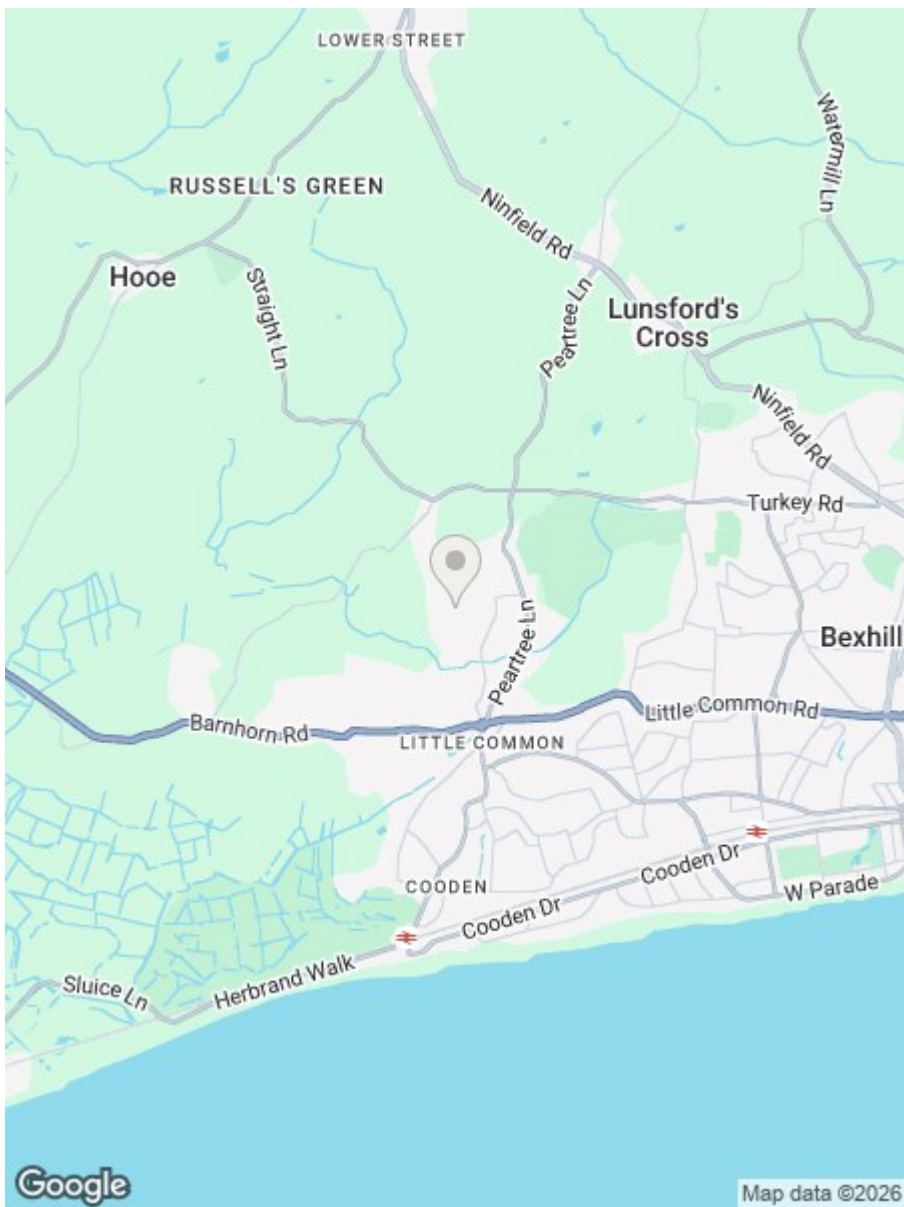


GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

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