

RUSH
WITT &
WILSON



**1 Second Avenue, Bexhill On Sea, East Sussex TN40 2PJ
£385,000**

A stunning two double bedroom detached bungalow situated on a fabulous, spacious, corner plot. Accommodation provides entrance porch, two reception rooms, conservatory. The property also benefits from gas central heating system with modern boiler and double glazed windows and doors. Presented to an exceptional standard by the current owners, used currently as a successful holiday let for more than 10 years. stunning private front and rear gardens, extensive off road parking and garage, no onward chain, Additionally professional plans and engineering regulations have been drawn up for a two storey extension, in case the new owners wanted to extend the property. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Porch

Entrance door which is fully glazed with terracotta floor tiling.

Entrance Hallway

Single radiator, access to roof space, fitted storage cupboard with overhead compartment.

Living Room

14'8 x 11'10 (4.47m x 3.61m)

Two single radiators, bay window to front elevation, feature fireplace.

Kitchen

9'8 x 8'10 (2.95m x 2.69m)

Windows to the side elevation. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, integrated oven and grill with gas hob, extractor canopy and light, built-in fridge/freezer, integrated dishwasher, tiled splash-backs.

Dining Room

10'6 x 8'9 (3.20m x 2.67m)

Single radiator, window to rear elevation, book shelving and this room inter connects to the kitchen via a doorway.

Conservatory

12'4 x 6'6 (3.76m x 1.98m)

UPVC double glazed construction and with windows overlook the rear garden and side elevation, double radiator. This room is partly used as a utility room area plumbing for washing machine and space for tumble dryer, door leads out to the side.

Bedroom One

14'7 x 11'10 (4.45m x 3.61m)

Bay window to front elevation, two single radiators.

Bedroom Two

14'8 x 10'5 (4.47m x 3.18m)

Window to rear elevation, radiator.

Wet Room

Wall mounted electric shower controls, bi-folding doors, w.c. with low level flush, wall mounted wash hand basin with vanity drawer beneath, heated chrome towel rail, tiled walls, obscure glass window to side elevation.

Outside

Extensive gardens.

Front Gardens

Mainly laid to lawn with beautiful mature shrubbery with hedging, plants and small trees which enclose the garden with some fencing, steps to front entrance door, five bar gate gives access to off road parking. Room is available for further development if required, professional plans and engineering regulations have been drawn up for a two storey extension.

Rear Garden

Beautifully secluded and private with mature shrubbery to all sides, patio area for alfresco dining and further patio areas to enjoy this beautiful private garden.

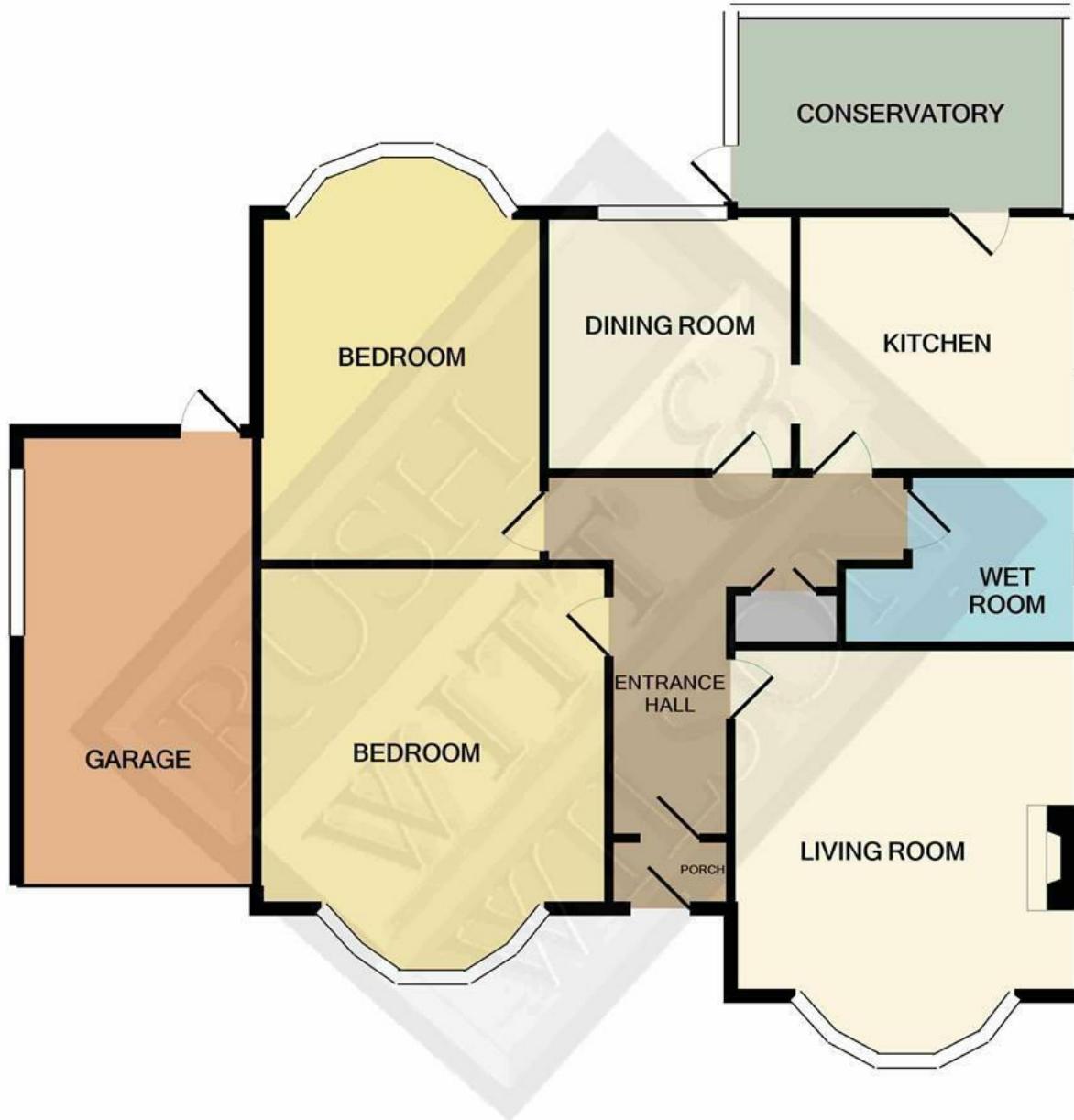
Garage

Is to the side of the property and has a personal door, electrically operated up and over door, obscure glass window to side elevation, power and light.

Agents Note

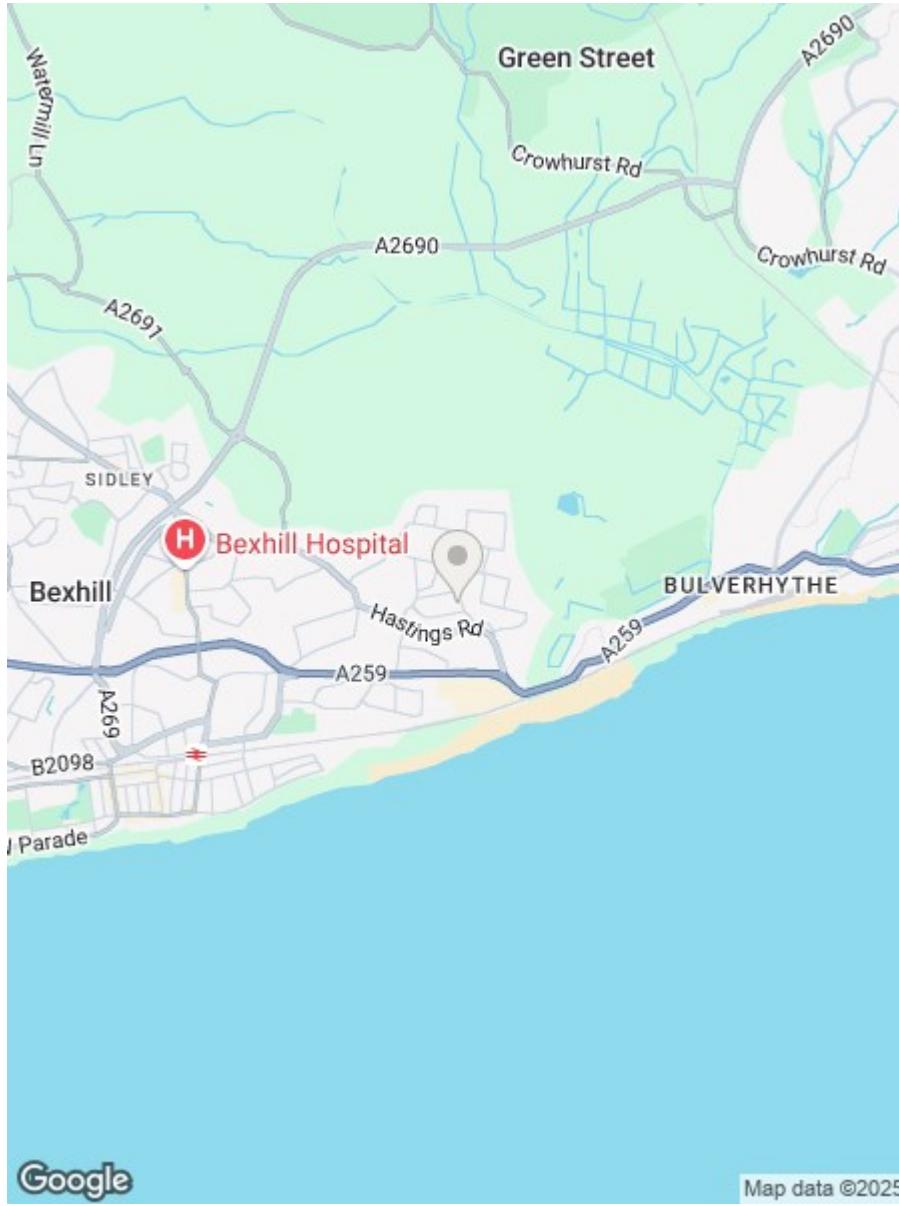
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.9 SQ.M.)

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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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