

**RUSH
WITT &
WILSON**



**96 Wickham Avenue, Bexhill-On-Sea, East Sussex TN39 3ER
Offers In Excess Of £400,000**

A beautiful two double bedroom detached bungalow with entrance porch, beautiful kitchen/ living/ family room, refitted bathroom suite, versatile accommodation, beautiful landscaped private front and rear gardens, gas central heating system, double glazed windows and doors, off road parking and excellent loft conversion potential, conveniently situated close to town, seafront and mainline railway station to London. Viewing comes highly recommended by Rush Witt & Wilson.



Entrance Porchway

With windows to side and front elevations, door to the rear leads to the side access.

Entrance Hall

Double radiator, wood flooring, window to side elevation, large cloakroom cupboard and additional understairs storage cupboard.

Kitchen/ Living Room

19'2 x 14'3 (5.84m x 4.34m)

Two double radiators, window to rear elevation, French doors lead out onto rear decked area. Fitted kitchen comprising a range of base and wall units with laminate glitter effect worktops, one and a half bowl single drainer sink unit with mixer tap, fitted gas hob with electric oven and grill beneath, splash-back with chrome extractor canopy with light, space for fridge, ceramic floor tiling. The breakfast room/family room area has wood flooring.

Bathroom

Suite comprising panelled bath, w.c. with low level flush, wall mounted wash hand basin with tiled splashback, chrome heated towel rail, window to rear elevation, walk-in shower cubicle with fixed shower head and chrome controls.

Bedroom One

16'3 x 11'2 (4.95m x 3.40m)

Window to front elevation, wood flooring, double radiator.

Bedroom Two

13'8 x 13'2 (4.17m x 4.01m)

Bay window to front elevation, double radiator, wood flooring.

Outside

Front Garden

Southerly facing and being completely landscaped with off road parking gravelled space to the front, raised garden features with a combination of low maintenance shingle areas and lawned area all boxed in neatly with retaining walls and flower and shrub beds which are raised, pathway leads to the front entrance, additional side access is available.

Rear Garden

This has been beautifully landscaped with a Asian theme and beautiful decked areas and raised flower beds which

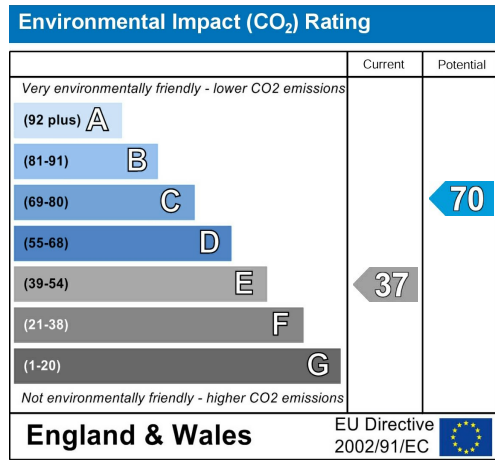
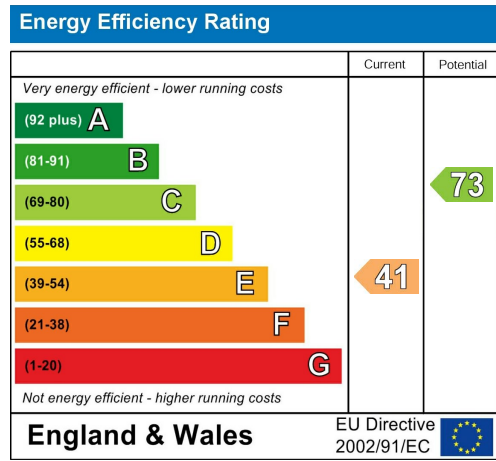
have been neatly completed with railway sleepers, pathway leads to the centre of the garden and is mainly laid to lawn and all enclosed with fencing to all sides and side access is available, outside water tap, ornamental fish pond and additional raised shrub beds. Outside cupboard which houses the boiler, timber framed shed.

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.







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