

**RUSH  
WITT &  
WILSON**



**Deans Park Lane, Bexhill-On-Sea, East Sussex TN39 4DS  
£675,000**

**Rush Witt & Wilson are delighted to offer for sale this spacious four bedroom detached 'Larkin' built bungalow situated in a quiet sought after road. presented to an exceptional standard by the current vendors, set in approx. 0.31 acre plot, beautiful kitchen/ breakfast room, en-suite to master bedroom and additional main bathroom, utility room, two reception rooms, off road parking and secluded position. Viewing comes highly recommended by RWW.**



### **Entrance Porch**

With entrance door, windows overlook the front elevation.

### **Entrance Hall**

Double radiator, access to roof space, further window to the side elevation, built in laundry Cupboard.

### **Living Room**

20'6 x 14' (6.25m x 4.27m)

Bay window overlooks the side gardens, double radiator, French doors lead out to the sunroom, which will be completed prior to exchange of contracts, beautiful real flame, electric fire set in quartz fireplace.

### **Kitchen/Breakfast Room**

26'3 x 10'5 (8.00m x 3.18m)

Fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, one and half bowl single drainer composite sink unit with mixer tap, plumbing for dishwasher, built in oven and grill with ceramic hob, brushed stainless steel splashback, extractor canopy and light, window to the front elevation, space for American style fridge/freezer, double radiator, windows to the side elevation and French doors overlook the rear garden, space for dining room table and chairs.

### **Inner Hallway**

### **Utility Room**

5'10 x 14'9 (1.78m x 4.50m)

Plumbing for washing machine, space for tumble dryer, obscure glass window to the side elevation, wall units, laminate straight edge worktop.

### **Bedroom One**

14'1 x 14'3 (4.29m x 4.34m)

Windows overlook both the rear and side elevations, double radiator, fitted wardrobe cupboards.

### **En Suite**

Comprising wc with low level flush, chrome heated towel rail, obscure glass window to the rear, wall mounted wash hand basin with vanity drawers beneath, partly tiled walls, tiled floor.

### **Bedroom Two**

15'11 x 11'8 (4.85m x 3.56m)

Windows to both the front and side elevations, double radiator, fitted wardrobe cupboards.

### **Bedroom Three**

16'3 x 8' 10 (4.95m x 2.44m 3.05m)

Windows to both the front and side elevations, single radiator, fitted wardrobe cupboards, herringbone style tiled floor.

### **Bedroom Four**

13'3 x 9'3 (4.04m x 2.82m)

Window overlooks the rear elevation, door to side, double radiator.

### **Sunroom**

13'1" x 9'10" (4m x 3m)

New extension is underway and nearing completion, will overlook the front and side gardens, with door, brick built, sky lantern.

### **Bathroom**

Suite comprising walk in double width shower with marble aqualisa splashbacks, fixed chrome showerhead, hand/shower attachment, glass shower screen, wc with low level flush, pedestal wash hand basin, tiled walls, ceramic floor tiling, chrome heated towel rail, obscure glass window to the side elevation.

### **OUTSIDE**

#### **Front Garden**

Mainly laid to lawn, all enclosed with fencing to all sides, with a beautiful combination of shrubbery, plants and trees of various kinds.

#### **Rear & Side Gardens**

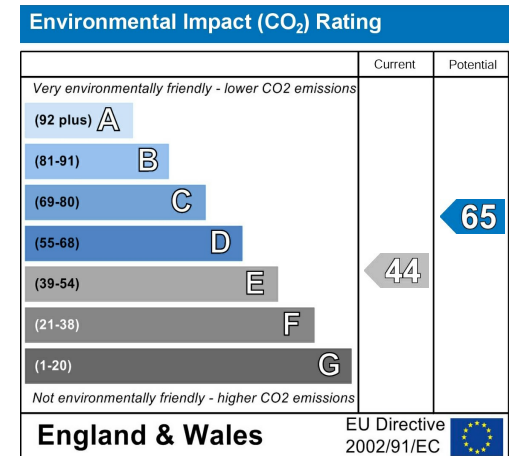
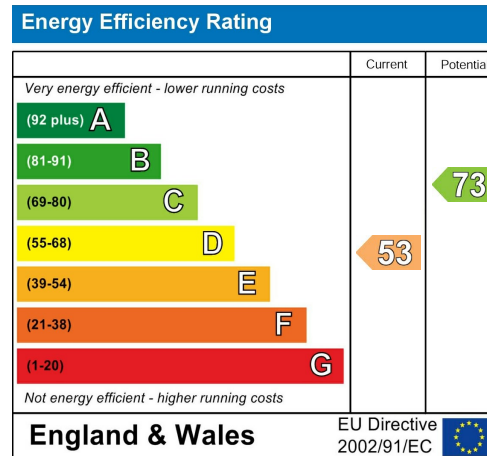
Beautiful Southerly & Easterly, Mainly laid to lawn, all enclosed with brick wall, patio areas for alfresco dining, timber framed shed, greenhouse, outside water tap, shrubs, trees and plants of various kinds.

#### **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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