

RUSH  
WITT &  
WILSON



**1 Daresbury Close, Bexhill-On-Sea, East Sussex TN39 4DR**  
**Guide Price £390,000**

**A beautifully presented two bedroom detached bungalow set on a corner plot, VACANT POSSESSION, double glazed windows and doors, modern kitchen/breakfast room, en-suite to master bedroom, entrance porch, private front and southerly facing rear garden, integral garage and off road parking, gas central heating system, viewing comes highly recommended by RWW. Council Tax Band D.**



**Entrance Porch**

Window and door overlooking the front and side elevation.

**Entrance Hallway**

Single hallway, access to roof space, built in cloaks cupboard, door leading to garage.

**Living Room**

17'10" x 12'2" (5.45 x 3.71)

Dual aspect with windows to the southerly and easterly elevation, double radiator, single radiator, open fireplace.

**Kitchen/Breakfast Room**

11'7" x 11'1" (3.55 x 3.38)

Window to the side elevation, modern fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer sink unit with mixer tap, freestanding cooker with gas hob and double oven and grill beneath, space for table and chairs.

**Bedroom One**

12'3" x 12'11" (3.74 x 3.96)

Window to the rear elevation, single radiator.

**En-Suite**

Walk in shower with electric shower unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, tiled splashbacks, chrome heated towel rail, obscured glass window to the side elevation.

**Bedroom Two**

11'10" x 13'6" (3.62 x 4.12)

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

**Wet Room**

Walk in shower cubicle with controls and showerhead, wc with low level flush, wall mounted wash hand basin, fully tiled walls, chrome heated towel rail, obscured glass window overlooks the side elevation.

**Outside****Front Garden**

Mainly laid to lawn with bricked paved driveway, well stocked flower and shrub beds.

**Side Gardens**

Mainly laid to lawn with a whole host of mature shrubbery and plants of various kinds.

**Garage**

With up and over door, window to the side elevation, double radiator, wall mounted gas central heating and domestic hot water boiler.

**Rear Garden**

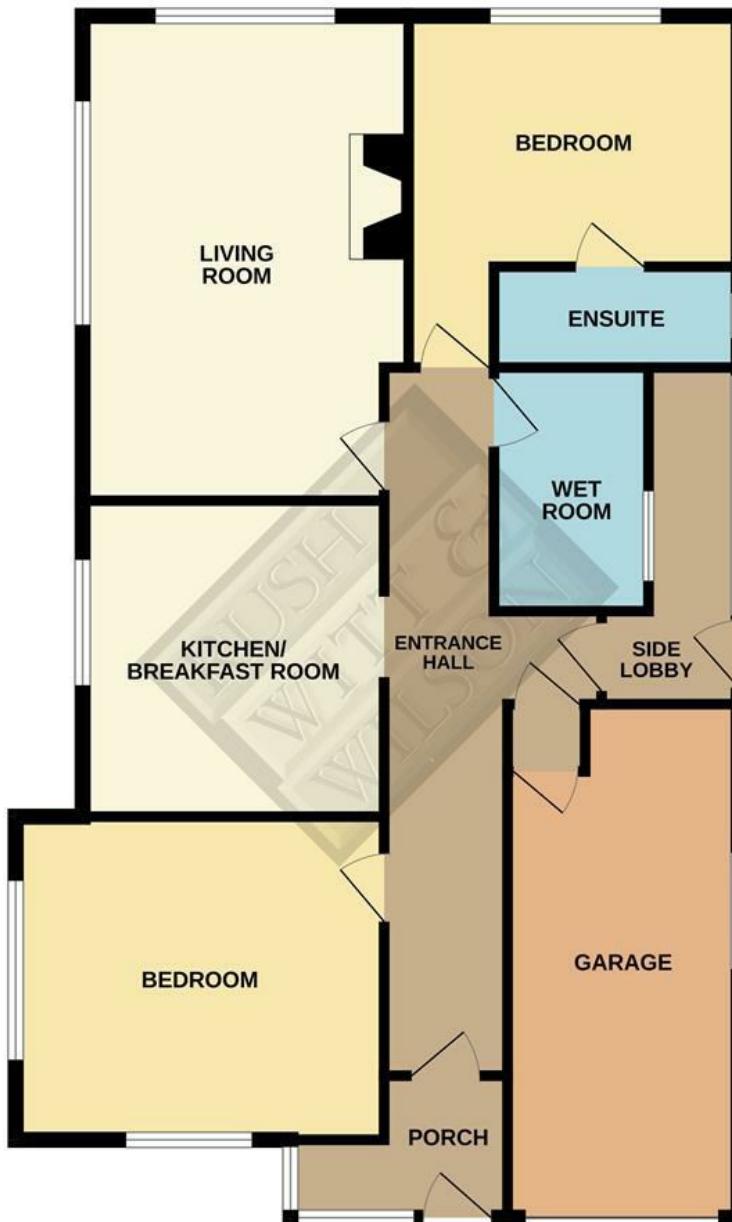
Side access is available via timber framed gate, outside water tap, two timber framed sheds, seating area on raised patio, the garden is mainly laid to lawn with a whole host of mature shrubbery, plants and trees of various kinds including fruit trees, private and secluded, southerly facing and enclosed with fencing to all sides.

**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.



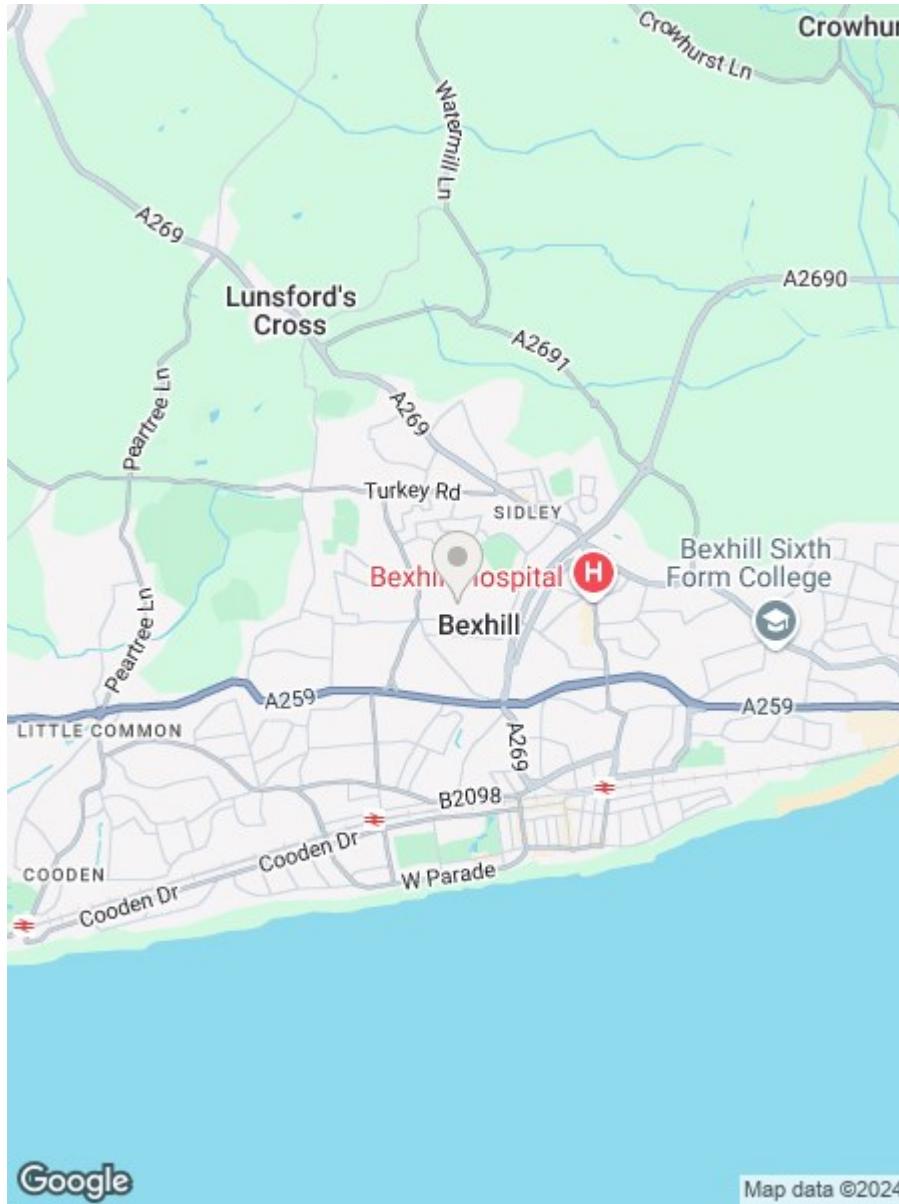
GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B	71	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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