

**RUSH  
WITT &  
WILSON**



**21 Rowan Gardens, Bexhill-On-Sea, East Sussex TN40 2QQ  
£299,950**

**An opportunity to acquire this two bedroom semi-detached bungalow ideally located in this quiet and sought after cul-de-sac location. The property comprises a spacious lounge, modern fitted kitchen, two double bedrooms and a fitted shower room. Externally the property benefits from a westerly facing rear garden, whilst to the front of the property there is a front garden and a driveway providing off road parking for multiple vehicles leading to the single garage. Conveniently situated within easy walking distance of local amenities and offered with NO ONWARD CHAIN. Viewing comes highly recommended by RWW Bexhill. Council Tax Band D.**



**Entrance Porch**

Double glazed front door with double glazed sidelight window leading to the porch, comprising obscured glass panelled internal door with obscured side light window leading to the entrance hall.

**Entrance Hall**

Electric storage heater.

**Lounge**

13'11" x 13'11" (4.25 x 4.25)

Double glazed bay window to the front elevation, electric storage heater, feature fireplace with fitted electric fire.

**Kitchen**

9'7" x 8'9" (2.94 x 2.67)

Double glazed window and double glazed door to the side elevation giving access to the side of the property, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated fridge/freezer, integrated electric oven, worktop mounted electric hob with fitted extractor hood above, plumbing space for washing machine, stainless steel single sink with drainer and mixer tap, part tiled walls, tiled floor.

**Bedroom One**

11'11" x 10'11" (3.65 x 3.35)

Double glazed window to the rear elevation, electric storage heater.

**Bedroom Two**

11'6" x 8'5" (3.52 x 2.58)

Double glazed sliding patio doors to the rear elevation giving access to the rear garden.

**Shower Room**

Obscured double glazed window to the rear elevation, modern white suite comprising low level wc, wall mounted wash hand basin with mixer tap, large walk in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, white heated towel rail, airing cupboard housing the hot water cylinder with slatted shelving, tiled floor.

**Outside****Rear Garden**

Westerly facing rear garden with sun patio, the rest of the

garden is mainly laid to lawn with mature plants and shrubs, timber summerhouse, greenhouse., access down the side of the property leads to the front.

**Front Garden**

Mainly laid to lawn with mature plants and shrubs, driveway providing off road parking leading to the single garage.

**Single Garage**

18'5" x 7'11" (5.63 x 2.42)

With electric up and over door, fitted wall units, electric consumer unit, electric meter, access to loft space.

**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.

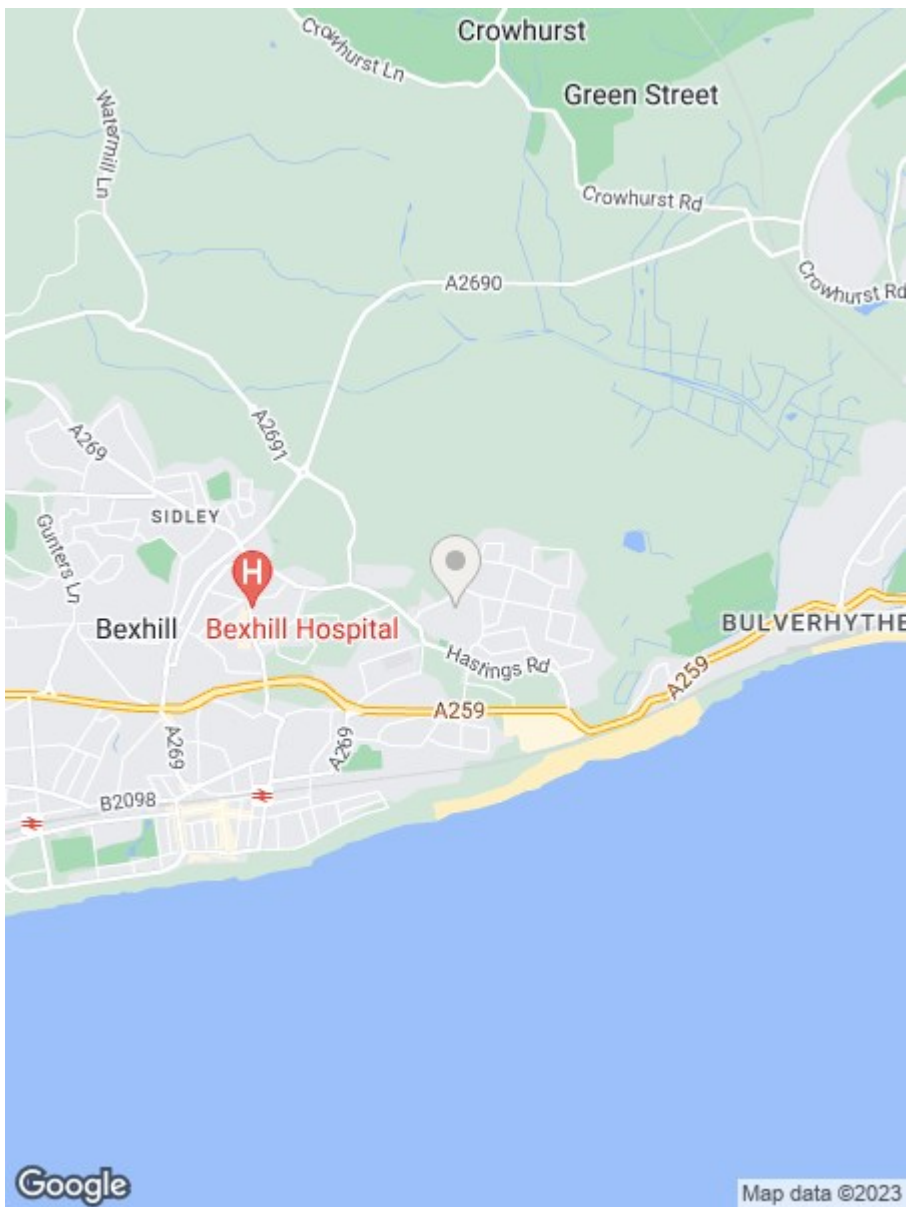


GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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