

**RUSH
WITT &
WILSON**



**3 Concorde Close, Bexhill-On-Sea, East Sussex TN39 4LS
£395,000**

A stunning two double bedroom detached bungalow, refurbished to an exceptional standard, en suite to master bedroom, contemporary kitchen and bathrooms, gas central heating system, double glazed windows and doors, extensive off road parking, garage, quite cul-de-sac Broad Oak Bexhill location, vacant possession, private front and rear gardens, viewing comes highly recommended by RWW sole agents.



Entrance Hall

Double radiator, wood effect flooring, built in linen cupboard with slatted shelving, access to roof space.

Living Room/ Dining Room L-Shaped

22'6 x 17'9 (6.86m x 5.41m)

Window to the rear elevation, additional window and door overlook the rear garden, three double radiators.

Kitchen

12' x 10'6 (3.66m x 3.20m)

Window and door to the side elevation, contemporary kitchen comprising a range of high gloss finish white base and wall units, laminate straight edge worktop, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, washing machine, double oven with grill, gas hob, extractor canopy and light, small breakfast bar, double radiator, wood effect flooring, boiler housed in wall unit, integrated fridge and freezer, concealed lighting.

Bedroom One

12'10 x 11'2 (3.91m x 3.40m)

Window to the front elevation, double radiator.

En Suite

Contemporary suite comprising walk in shower cubicle with chrome controls and chrome hand shower attachment with fixed shower head, wall mounted wash hand basin with vanity unit below, wc with concealed cistern, chrome heated towel rail, obscure glass window to the side elevation, moon fleck splashback.

Bedroom Two

17'6 x 11'2 (5.33m x 3.40m)

Window to the front elevation, double radiator, built in bedroom furniture comprising wardrobes, drawers with mirror fronted doors.

Main Bathroom

Contemporary suite comprising wc with low level flush, pedestal wash hand basin, walk in shower cubicle with fixed showerhead, hand shower attachment and chrome controls, chrome heated towel rail, obscure glass window to the side elevation, moon fleck splashbacks, wood effect flooring.

Outside

Front Garden

Mainly laid to lawn, enclosed with some shrubbery, off road parking is available on driveway, pathway leads to front entrance and side access.

Rear Garden

Mainly laid to lawn with raised flowerbeds and borders, all enclosed with a range of fencing and hedging to all sides, large patio area for alfresco dining, timber framed shed and large summerhouse with additional patio area, additional side entrance via cast iron gate, outside water tap.

Garage

Single garage with up and over door, personal door to the side, obscure glass window to the rear, 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 963 SQ.FT. (89.4 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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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	62

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82

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