

**RUSH
WITT &
WILSON**



**1 Chichester Close, Bexhill-On-Sea, East Sussex TN39 4DH
£375,000**

A very spacious two double bedroom detached bungalow with extensive private gardens, quiet location, gas central heating system with modern boiler, double glazed windows and doors, living room/ dining room, garage and off road parking, vacant possession. Viewing comes highly recommended by RWW sole agents.



Entrance Porch

Large entrance porch with obscured glass windows to the front and side elevations, tiled floor.

Entrance Hall

With entrance door, roll top radiator, access to roof space.

Living Room/ Dining Room

24'10" x 11'11" (7.57 x 3.64)

Bay window to the front elevation, windows to side and rear, roll top radiator, fitted gas fire set in tiled fireplace.

Kitchen

12'4" x 10'4" (3.77 x 3.17)

Window and door to the rear elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, space for cooker, space for fridge or freezer, double radiator, wall mounted, recently installed gas central heating and domestic hot water boiler.

Bedroom One

12'2" x 11'5" (3.71 x 3.48)

Windows to the front and side elevations, roll top radiator.

Bedroom Two

12'6" x 9'10" (3.83 x 3.02)

Window to the rear elevation overlooking the rear garden, roll top radiator.

Bathroom

Suite comprising panelled bath with hand-shower attachment, wc with low level flush, pedestal wash hand basin, heated chrome towel rail, tiled walls.

Outside**Front Garden**

Have been landscaped with neatly stocked flower, shrub and plant beds, cast iron gate to front entrance and side access, shingled area for low maintenance, bricked paved driveway leads to the single garage.

Rear Garden

Extensive in size, mainly laid to lawn, private and secluded with mature shrubbery, bushes, plants and trees of various kinds, some fencing enclosing the garden, patio area for alfresco dining, side access.

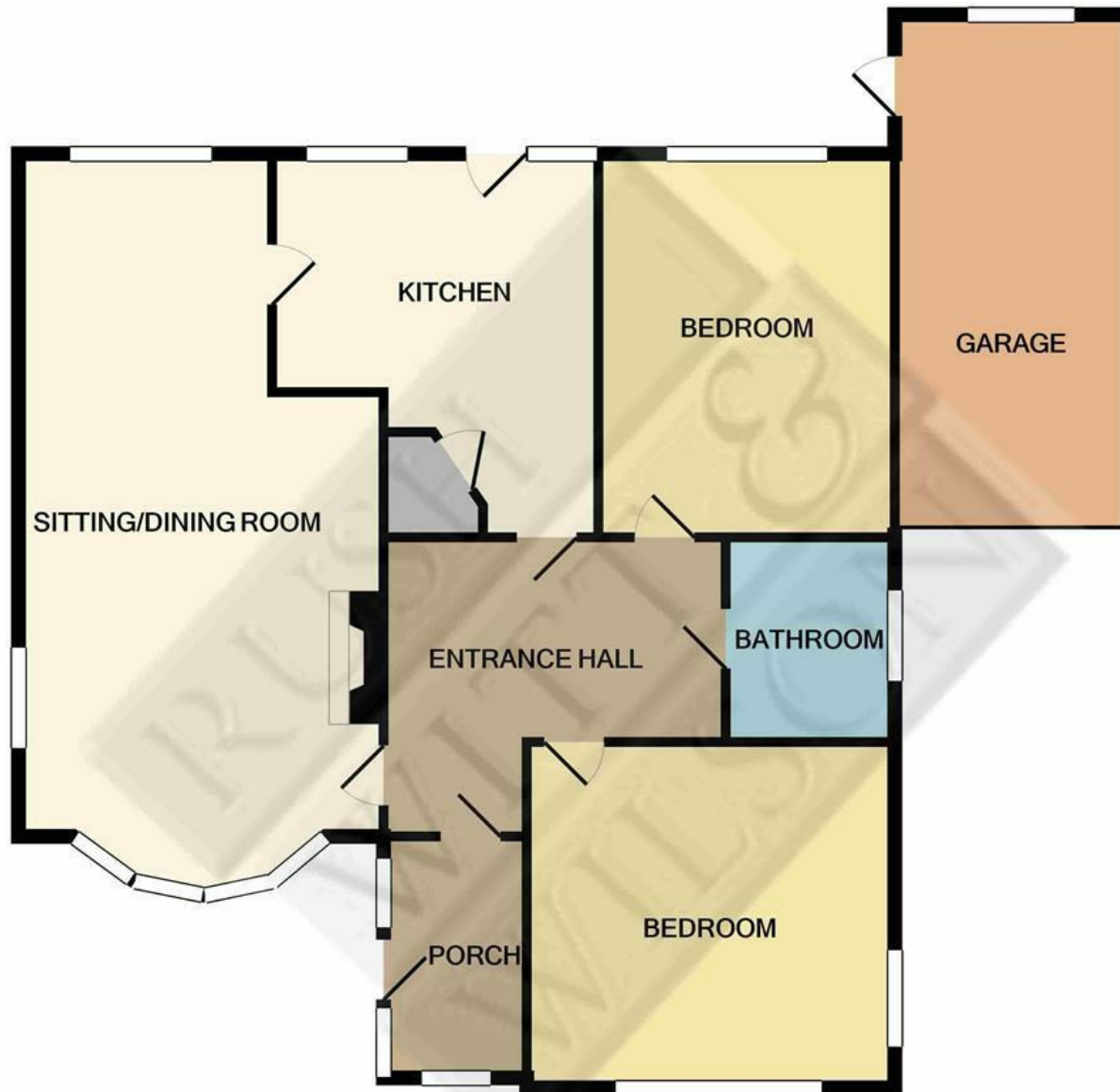
Garage

Single garage with up and over door, personal door to side and window to the rear elevation, 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 932 SQ.FT. (86.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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