

**RUSH
WITT &
WILSON**



**6 Bishops Walk, Bexhill-On-Sea, East Sussex TN40 2SP
£320,000**

An opportunity to acquire this two bedroom detached bungalow with large lounge/diner, fitted kitchen and wet room. Other internal benefits include gas central to radiators, double glazed windows and ample storage space throughout. Externally the property offers private front and rear gardens and a driveway providing off road parking for multiple vehicles. Conveniently situated within easy walking distance to local amenities and bus stops, whilst still only being approximately one mile from Bexhill town centre with seafront and mainline rail station. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill. Council Tax Band C.



Entrance Hall

Obscured double glazed front door leading into hallway, with radiator, storage cupboard housing the electric meter and electric fuse box, airing cupboard housing the hot water cylinder with slatted shelving, access to loft space.

Lounge/Diner

18'11" x 12'7" (5.78 x 3.85)

Double glazed windows to the front elevation, radiator, feature fireplace with fitted electric fire.

Bedroom One

14'4" x 12'7" (4.39 x 3.85)

Double glazed window to the rear elevation, radiator.

Bedroom Two

11'6" x 9'1" (3.51 x 2.79)

Double glazed window to the front elevation, radiator.

Kitchen

10'0" x 9'5" (3.06 x 2.88)

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

Wet Room

Obscured double glazed window to the side elevation, heated chrome towel rail, low level wc, wash hand basin, walk in shower area with wall mounted electric power shower and shower attachment, part tiled walls, electric shaver point.

Outside**Front Garden**

Driveway providing off road parking for multiple vehicles, front garden that is mainly laid to lawn with some mature plants and shrubs, wide gated access down the side of the property leads to the rear.

Rear Garden

Mainly laid to lawn with, large timber garden shed,

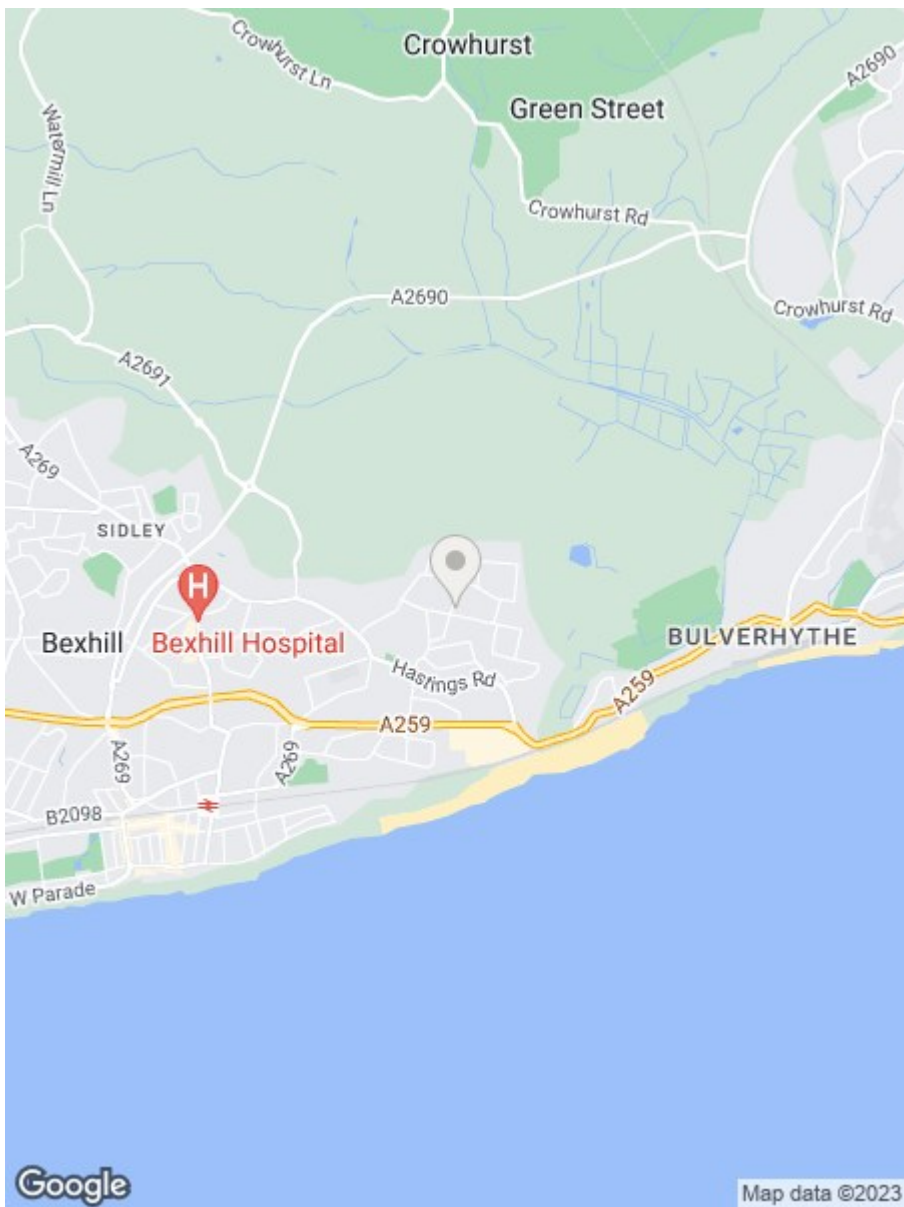
greenhouse, gated access down both sides of the property leading to the front.

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.







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>		
England & Wales	EU Directive 2002/91/EC	

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