

**RUSH  
WITT &  
WILSON**



**38 Clinch Green Avenue, Bexhill-On-Sea, East-Sussex TN39 5HW  
£399,000**

**A spacious Larkin built detached three bedroom bungalow with gas central heating system, double glazed windows and doors, modern bathroom suite and kitchen, private front and rear gardens, entrance porch, new flooring, integral partially converted garage, lapsed planning permission had been granted for a loft conversion to encompass master suite and bathroom, viewing comes highly recommended by RWW sole agents.**



### **Entrance Porch**

With entrance door, obscured glass panels and tiled floor.

### **Entrance Hallway**

With obscured glass secondary entrance door, parquet flooring, window to side elevation, double radiator, built in cloaks cupboard, door to garage.

### **Living Room**

16'2 x 13'1 (4.93m x 3.99m)

Over looking the rear garden with patio doors, double radiator.

### **Kitchen**

12'6 x 11'7 (3.81m x 3.53m)

Window overlooks the rear elevation, additional window and door to side, vertical radiator, base and wall level units with laminate straight edge worktops, one and half bowl sink unit with mixer tap, electric glass hob with matching oven and grill beneath, tiled splashbacks, window to the rear elevation with sea views, additional window and door to side elevation, built in larder cupboard with window to side, plumbing for washing machine and dishwasher, space for fridge/freezer, light oak effect flooring.

### **Bedroom One**

13'11 x 12' (4.24m x 3.66m)

Bay Window to front elevation and further window to side, double radiator, brick open fireplace.

### **Bedroom Two**

13'11 x 12'2 (4.24m x 3.71m)

Window to rear elevation and window to side, double radiator.

### **Bedroom Three**

9'7" x 8'0" (2.94 x 2.44)

Obscured glass window to the side elevation, access to roof space.

### **Bathroom**

Modern suite comprising walk in shower with chrome controls and chrome shower attachment, inset bath with ornate hand shower attachment, wc with low level flush, pedestal wash hand basin, tiled walls, chrome heated towel rail, obscured glass window to the side elevation, glass shelving.

### **Outside**

### **Front Garden**

Mainly laid to lawn with well established shrub beds enclosed with mature hedging and additional shrubbery, access is available down both sides of the property to the rear garden, pathway to front entrance, bricked paved driveway for off road parking.

### **Integral Garage**

With up and over door, power and light, obscured glass window to the side, access to roof space.

### **Rear Garden**

Mainly laid to lawn, beautifully screened by mature shrubbery to all sides, raised flowerbeds, outside water tap.

### **Lapsed Planning Permission**

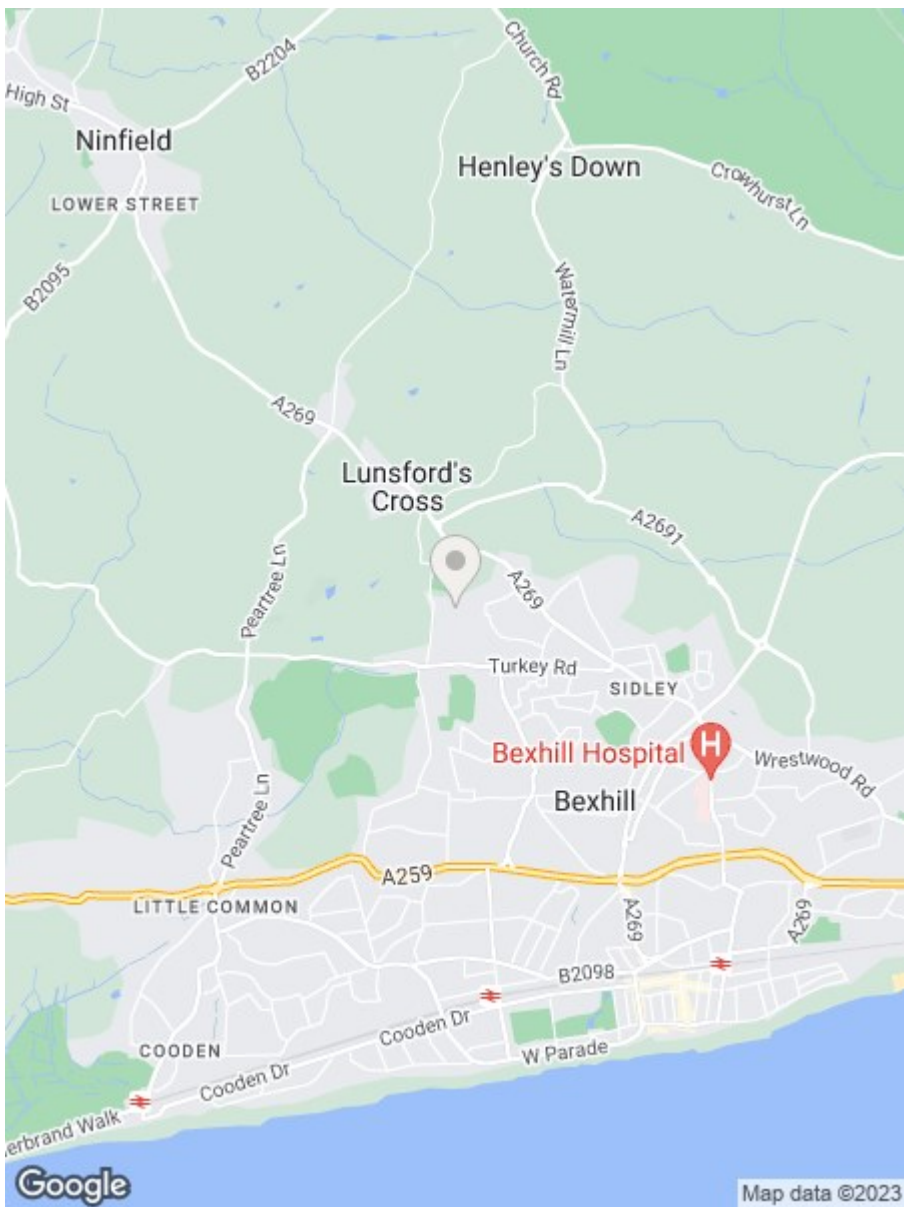
Lapsed Planning Permission had been granted to encompass master bedroom suite with bathroom.

### **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) <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<br>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> |                            |           |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |           |



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