

**RUSH  
WITT &  
WILSON**



**9 Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2QG  
£359,950**

**A stunning immaculately presented two double bedroom detached bungalow, occupies large corner plot, beautifully refurbished by the present owners over the years, gas central heating system, double glazed windows and doors, re-fitted bathroom suite, modern kitchen/ breakfast room, UPVC double glazed conservatory over looks the beautiful private front and rear gardens, single garage, viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

With entrance door.

**Entrance Hallway**

With oak entrance door, covered radiator.

**Living Room**

18'1 x 11'9 (5.51m x 3.58m)

Dual aspect with windows to both rear and side elevation, double and single radiator, beautiful real flame gas fire set in ornate surround, mantel and plinth.

**Conservatory**

13'11 x 11'3 (4.24m x 3.43m)

UPVC double glazed construction, overlooks the side and rear elevations with french doors leading out to the garden, double radiator, wood affect flooring.

**Kitchen**

12'10 x 9'10 (3.91m x 3.00m)

Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, integrated oven and grill with gas hob, extractor canopy and light, tiled splashbacks, concealed led lighting, double radiator, engineered oak flooring, window and door to rear elevation, built in larder cupboard.

**Bedroom One**

13'5 x 10'2 (4.09m x 3.10m)

Window to front elevation, single radiator.

**Bedroom Two**

11'8 x 10'4 (3.56m x 3.15m)

Window to side elevation, single radiator, built in wardrobe cupboard.

**Bathroom**

Contemporary suite comprising walk in double width shower with chrome controls and chrome shower head, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, chrome heated towel rail with double radiator, obscured glass window to the front and side elevation, partly tiled walls, tiled floor.

**Outside****Front/Side Garden**

Mainly laid to lawn, with beautiful mature shrubbery, plants and small trees of various kinds all enclosed with a combination of retaining walls and fencing, brick paved driveway for off road parking and pathway to front entrance and side access.

**Garage**

With metal up and over door, power and light, window to rear elevation.

**Rear Garden**

Beautifully arranged, outside power supply and water tap, patio areas for alfresco dining, pergola with seating area, gate to side, all enclosed with fencing to all sides, the garden is mainly laid to lawn with beautiful shrub, plants and small trees of various kinds, timber framed shed, greenhouse, summerhouse, allotment areas for vegetable growing.

**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.

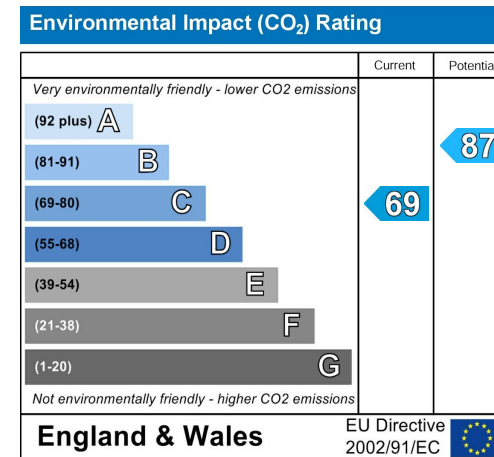
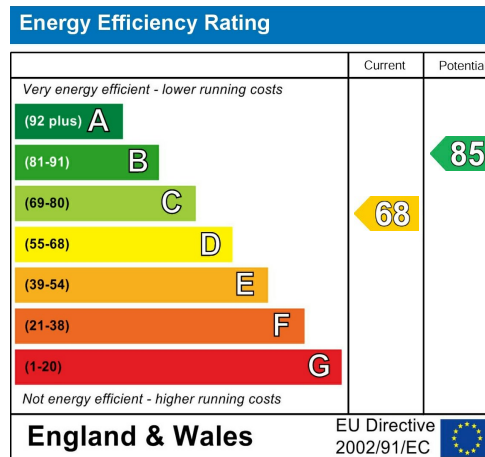




TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.6 SQ.M.)

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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