

**RUSH
WITT &
WILSON**



**8 Cherry Tree Gardens, Bexhill-On-Sea, East Sussex TN40 2QL
£375,000**

An impressive three bedroom detached bungalow with loft conversion, in need of some updating, VACANT POSSESSION, gas central heating system, double glazed windows and doors, situated in a quiet cul-de-sac location, front entrance porch, living room, kitchen/breakfast room, utility room, conservatory, study, two cloakrooms, bathroom to the ground floor with two bedrooms, master bedroom and bathroom to first floor, garage and off road parking, extensive gardens to the front and rear. Viewing comes highly recommended by RWW sole agents . Council Tax Band D.



Entrance Porchway

With entrance door.

Entrance Hall

Double radiator, built in cloaks cupboard.

Cloakroom

WC with low level flush, single radiator, obscured glass window to the rear elevation, half height wall tiling.

Living Room

12'6" x 12'4" (3.83 x 3.76)

Window to the front elevation, double radiator, fitted coal effect electric fire with ornate surround.

Kitchen/Breakfast Room

12'2" x 10'9" (3.72 x 3.30)

Window to the rear elevation, fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl composite sink unit with mixer tap, gas hob, integrated double oven with grill, single radiator. space for table and chairs.

Utility Room

8'5" x 7'10" (2.59 x 2.41)

Patio doors lead to the rear elevation, window to side, double radiator, plumbing for washing machine, space for tumble dryer, door to garage.

Study/Hallway

9'7" x 8'7" (2.94 x 2.63)

Double radiator, under stairs storage.

Conservatory

7'8" x 5'6" (2.34 x 1.70)

Window to the front elevation, patio doors to the side.

Additional Cloakroom

WC with low level flush, wash hand basin with vanity unit beneath, wall mounted cabinet, obscured glass window to the side elevation, double radiator, half height wall tiling, electric shaver point.

Bedroom Two

11'0" x 10'2" (3.37 x 3.11)

Window to the rear elevation, patio doors to the side elevation, double radiator.

Rear Lobby

Window and door to the rear elevation.

Bedroom One

13'2" x 10'9" (4.03 x 3.30)

Bay window to the front elevation, double radiator, built in wardrobe cupboards.

Bathroom

Suite comprising walk in shower cubicle with electric shower unit, controls and showerhead. pedestal mounted wash hand basin, heated towel rail, half height wall tiling, obscured glass window to the rear elevation.

Inner Hallway

Double radiator.

First Floor Landing

Doors giving access to eaves storage, built in airing cupboard.

Bedroom Three

11'11" x 10'5" (3.64 x 3.20)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

Bathroom

Suite comprising panelled bath, wc with low level flush, pedestal mounted wash hand basin, heated towel rail, half height wall tiling, obscured glass window to the front elevation.

Outside

Front Garden

Mainly laid to lawn, beautifully stocked with a whole host of different shrubs, trees and plants of various kinds, all enclosed with fencing to all sides, side access is available, off road parking can be found on the driveway leading to the garage.

Garage

17'1" x 7'11" (5.23 x 2.43)

With up and over door, windows to the side and rear elevations, personal door into the utility room, eaves storage is also available. Power and light, wall mounted gas central heating and domestic hot water boiler.

Rear Garden

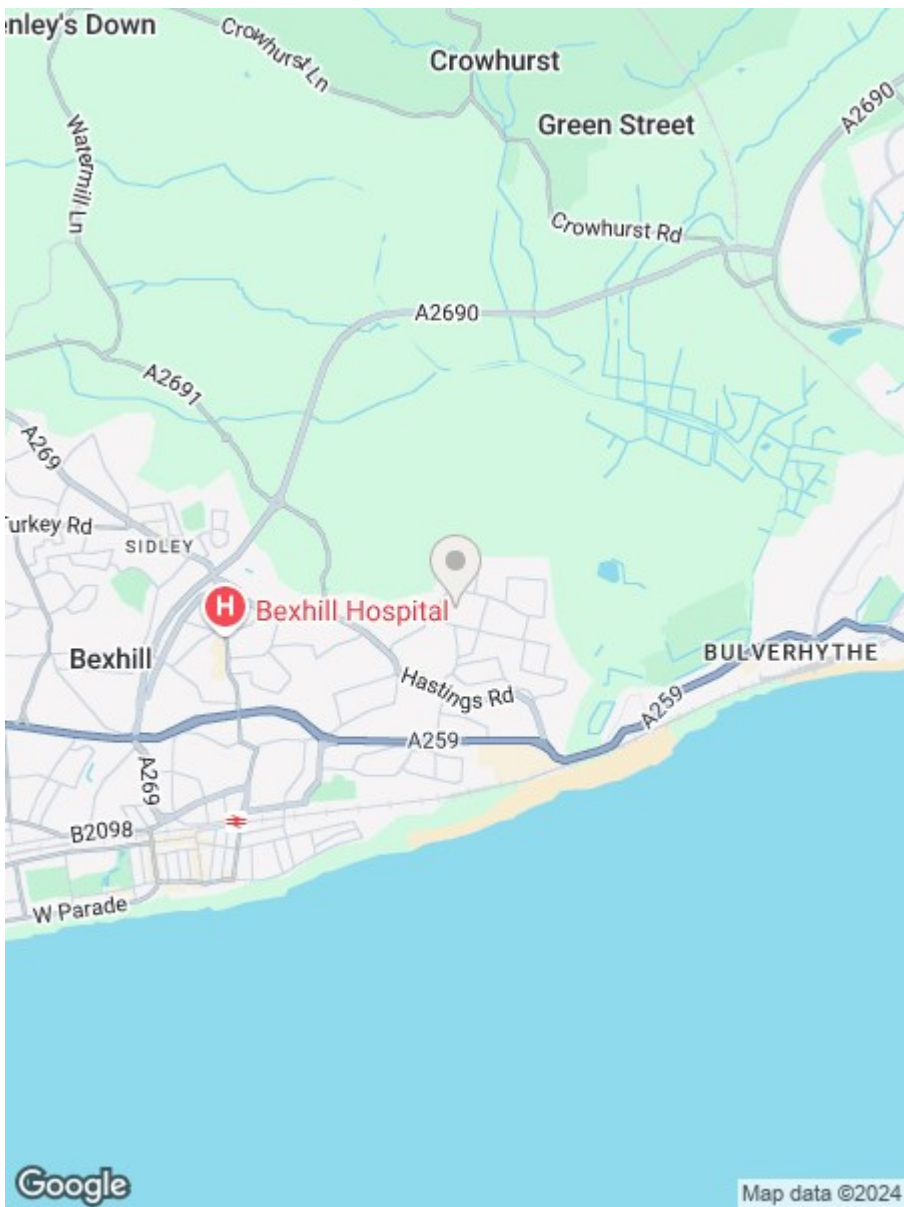
Private and secluded, mature shrubbery, plants and trees of various kinds, outside water tap, fishpond with waterfall, two timber framed sheds, greenhouse, patio area for alfresco dining, lawned areas, summerhouse, side access.

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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