

**RUSH  
WITT &  
WILSON**



**10 Thorne Crescent, Bexhill-On-Sea, East Sussex TN39 5JH**  
**Guide Price £415,000**

**A very spacious older style two bedroom detached bungalow with beautiful private gardens, kitchen/breakfast room, utility room, living room/ dining room, sunroom overlooks stunning westerly facing rear garden, gas central heating system, double glazed windows and doors, off road parking, cul-de-sac location, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hallway**

With double radiator, access to roof space.

### **Living Room**

24'9 x 14'6 (7.54m x 4.42m)

Windows overlook both the side and rear elevations, two double radiators, electric fire with granite effect surround and ornamental mantle.

### **Sunroom**

17'10 x 10'4 (5.44m x 3.15m)

Two sets of patio doors lead out and overlook the beautiful rear garden, two roof windows, double radiator.

### **Kitchen/Breakfast Room**

20'8 x 11'8 (6.30m x 3.56m)

With double radiator, window to the rear elevation, door to side, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer composite sink unit with mixer tap, freestanding double oven and grill with extractor canopy and light, tiled splashbacks, area for table and chairs.

### **Utility Room**

14'4 x 7'8 (4.37m x 2.34m)

Patio door to the front elevation, base and wall units with laminate straight edge worktops, wall mounted gas central heating and domestic hot water boiler, space for multiple white goods, plumbing for washing machine.

### **Bedroom One**

11'8 x 12'5 (3.56m x 3.78m)

Bay window overlooks the front elevation, double radiator, verity of fitted bedroom furniture comprising bedside cabinets, wardrobes, overhead storage compartments and drawers.

### **Bedroom Two**

12'2 x 13'3 (3.71m x 4.04m)

Bat window overlooks the front elevation, double radiator, fitted bedroom wardrobes, matching bedside cabinets, dressing table and drawers.

### **Bathroom**

Suite comprising walk in shower with hand/shower attachment and fixing, double radiator, wash hand basin with a verity of vanity drawers and cupboards, wc with concealed cistern, glass windows overlook the rear elevation, tiled floor.

### **Outside**

#### **Front Garden**

Mainly laid to lawn, all enclosed with wrought iron railings and bricked pillar boundary, off road parking is to be found on the hard standing drive at the front of the property accessed via a five bar gate, enclosed to one side with hedging.

#### **Rear Garden**

Westerly facing, with a whole host of different mature plants, shrubs and trees of various kinds, patio area for alfresco dining, extensive in size, summerhouse, three timber framed sheds to the rear of the garden, the garden is enclosed with a combination of fencing, mature hedging and beautiful shrubbery, ornamental fishpond, outside water tap, side access is available.

#### **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.

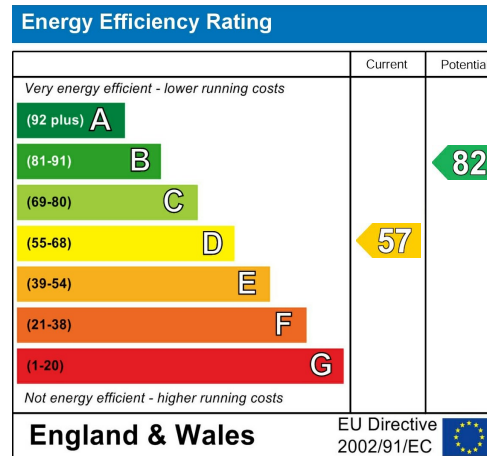
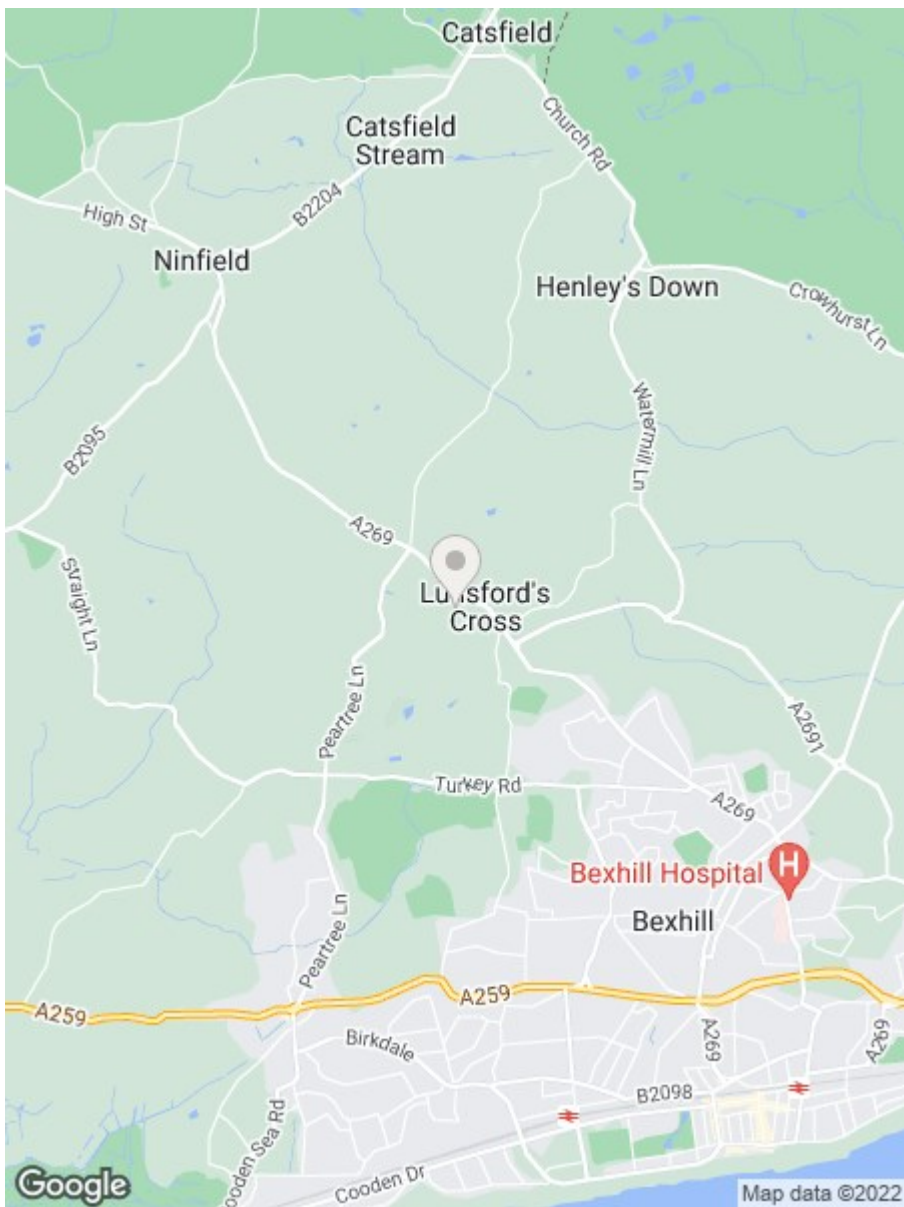


GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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