

**RUSH  
WITT &  
WILSON**



**26 Broad View, Bexhill-On-Sea, East Sussex TN39 4HW  
£319,000**

**A two double bedroom detached bungalow in need of some refurbishment, beautiful southerly views over Bexhill toward the sea, quiet cul-de-sac location, gas central heating system, double glazed windows and doors, partially converted attic, driveway with off road parking, garage, large basement workshop, private front & extensive southerly facing rear garden with stunning views, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents, Council Tax Band C.**



**Entrance Lobby**

With entrance door, windows to the front elevation.

**Entrance Hallway**

Built in airing cupboard, double radiator, access to roof space with partially converted loft.

**Cloakroom**

WC with low level flush, single radiator, obscured glass window to the front elevation.

**Living Room**

18'7" x 12'11" (5.67 x 3.96)

Window to the rear elevation with far reaching views across Bexhill towards the sea, additional window to the side elevation, two single radiators, marble fireplace with real flame gas coal effect fire.

**Kitchen**

13'10" x 10'0" (4.22 x 3.06)

Windows to front elevation, window and door to side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer composite sink unit with mixer tap, integrated double oven and grill, plumbing for washing machine, plumbing for dishwasher, space for fridge or freezer, tiled splashbacks, gas hob.

**Bedroom One**

13'10" x 12'1" (4.24 x 3.69)

Window to the rear southerly elevation with views across the garden towards the sea, double radiator, fitted bedroom furniture comprising drawers and wardrobe cupboards.

**Bedroom Two**

13'11" x 12'0" (4.26 x 3.66)

Window to the rear southerly elevation, double radiator.

**Bathroom**

Suite comprising walk in shower with chrome controls and chrome showerhead, heated chrome towel rail, pedestal mounted wash hand basin, obscured glass window to the front elevation, tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with well stocked flower and shrub beds,

enclosed with fencing and retaining walls, off road parking for several vehicles leading to the garage, courtesy light.

**Rear Garden**

Southerly facing rear garden, extensive in size with beautiful views across Bexhill toward the sea, with mature plants, shrubs and trees of various kinds, mainly laid to lawn, outside water tap, patio areas for alfresco dining, enclosed with a mature hedging.

**Workshop**

31'7" x 16'11" (9.63 x 5.17 )

Access to the rear with restricted head height, wall mounted gas central heating and domestic hot water boiler, window and door to the rear elevation.

**Garage**

Electrically operated up and over door, obscured glass window to the side elevation, power and light.

**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.

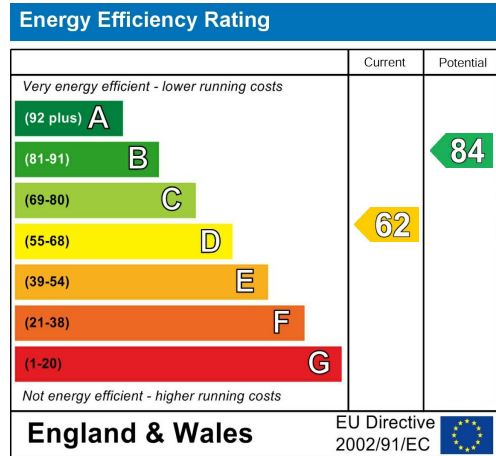
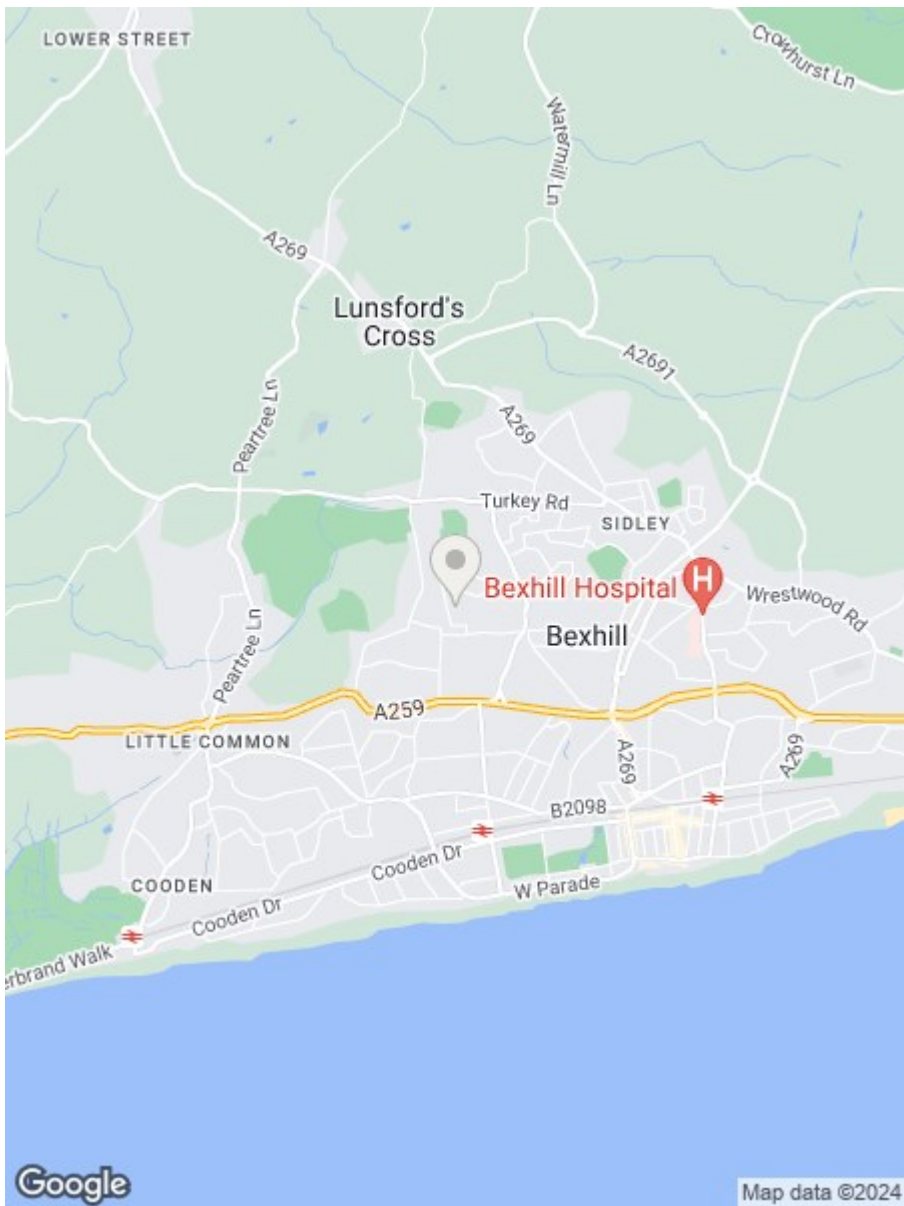


GROUND FLOOR  
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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