

**RUSH
WITT &
WILSON**



**9 Abbey View, Bexhill-On-Sea, East Sussex TN40 2LR
£357,500**

A bright and spacious two bedroom detached bungalow in need of modernisation and comprising a dual aspect living room, fitted kitchen, two double bedrooms, bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts well maintained front garden, driveway, garage and well established rear garden, with VACANT POSSESSION. Located in this sought after residential location of Bexhill and viewing comes highly recommended by Rush Witt & Wilson, Sole Agents Council Tax Band D.



Entrance Porch

With glass panelled entrance door with tiled flooring.
Leading to:-

Entrance Hall

Obscure glass panelled door, radiator, access to loft space via a loft hatch.

Living Room

16'0" x 11'6" (4.9m x 3.52m)
Dual aspect with double glazed windows to the front and side elevation, double radiator.

Kitchen

13'6" x 13'1" (4.13m x 4m)
Fitted kitchen with matching wall and base level units with laminate straight edge worktop surfaces with sink and drainer and mixer tap, space for free standing cooker with extractor canopy above, space and plumbing for washing machine and tumble dryer, tiled splashbacks, space for free standing fridge/freezer, radiator, double glazed windows to rear elevation with obscure glass panelled door leading to the side. Two radiators.

Bathroom

Suite comprising w.c. with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome controls with chrome hand shower attachment and shower head. Double glazed obscured glass panelled window to side elevation, radiator.

Bedroom One

16'0" x 13'1" (4.88m x 4m)
Dual aspect with double glazed windows to the rear and side elevations, built-in wardrobe cupboards with hanging space and additional storage cupboard with slatted shelving.

Bedroom Two

13'9" x 11'4" (4.2m x 3.47m)
With built-in wardrobe cupboards with hanging space and shelving, double glazed windows to the front, radiator, wardrobes.

Outside

Front Of Property

Garden with low maintenance beach stone front garden with shrub border, paved driveway providing off road parking for multiple vehicles.

Rear Garden

Mainly laid to lawn and well established with small trees, shrubs and plants of various types, timber framed shed and enclosed to all sides, patio area suitable for alfresco dining.

Garage

With up and over door.

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.

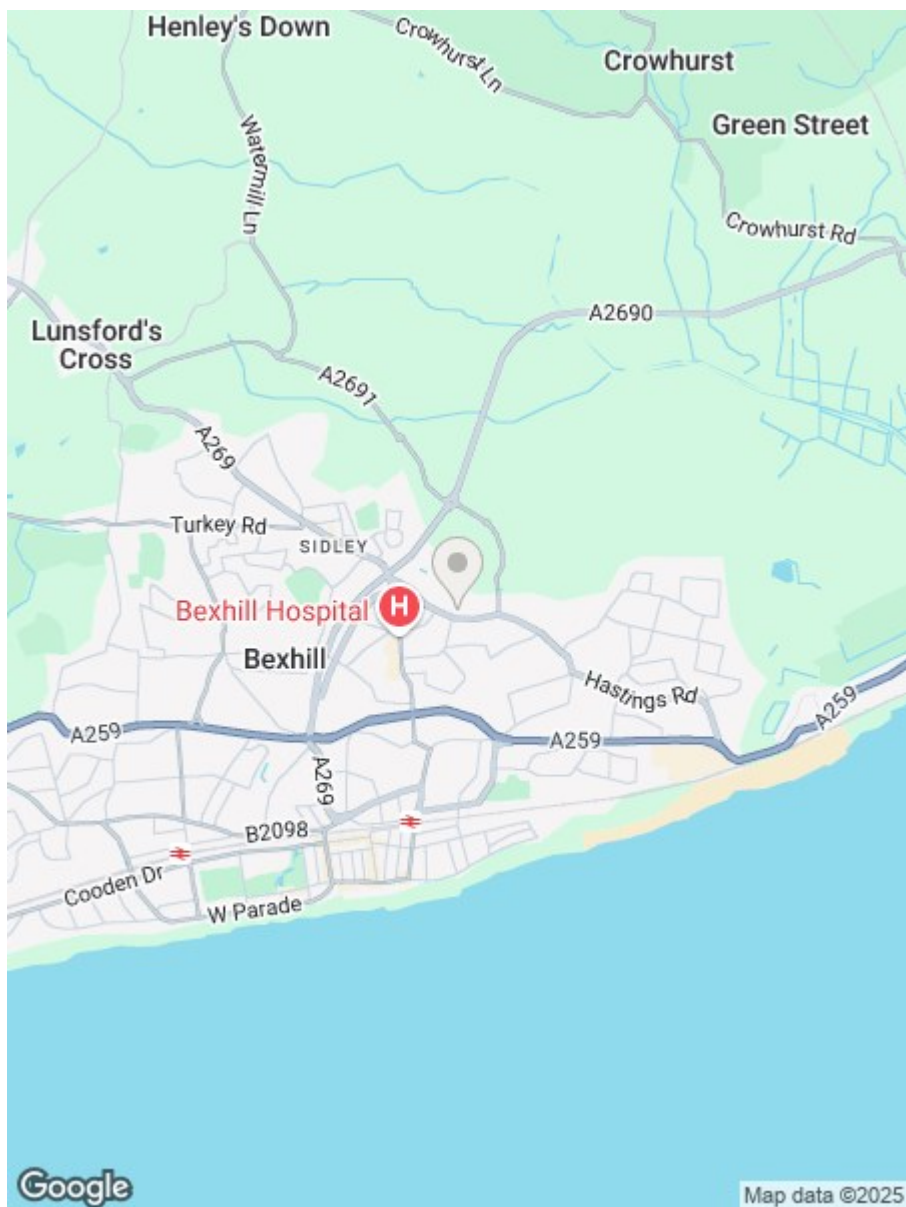



GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		58	84
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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