

**RUSH
WITT &
WILSON**



**10 Thorne Crescent, Bexhill-On-Sea, East Sussex TN39 5JH
£450,000**

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.



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

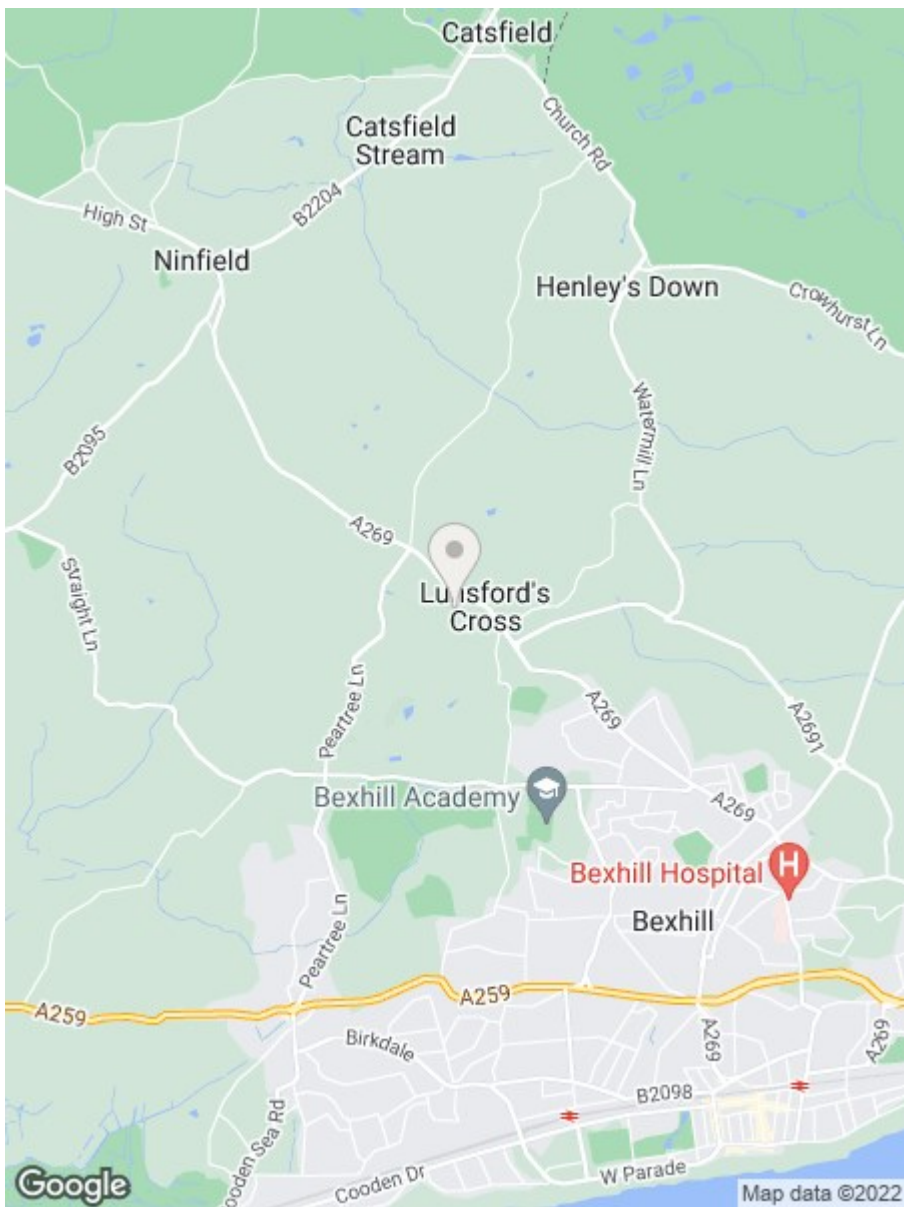
Westerly facing, with a whole host of different mature plants, shrubs and trees of various kinds, patio area for alfresco dining, extensive in size, summerhouse, three timber framed sheds to the rear of the garden, the garden is enclosed with a combination of fencing, mature hedging and beautiful shrubbery,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







| 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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WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**