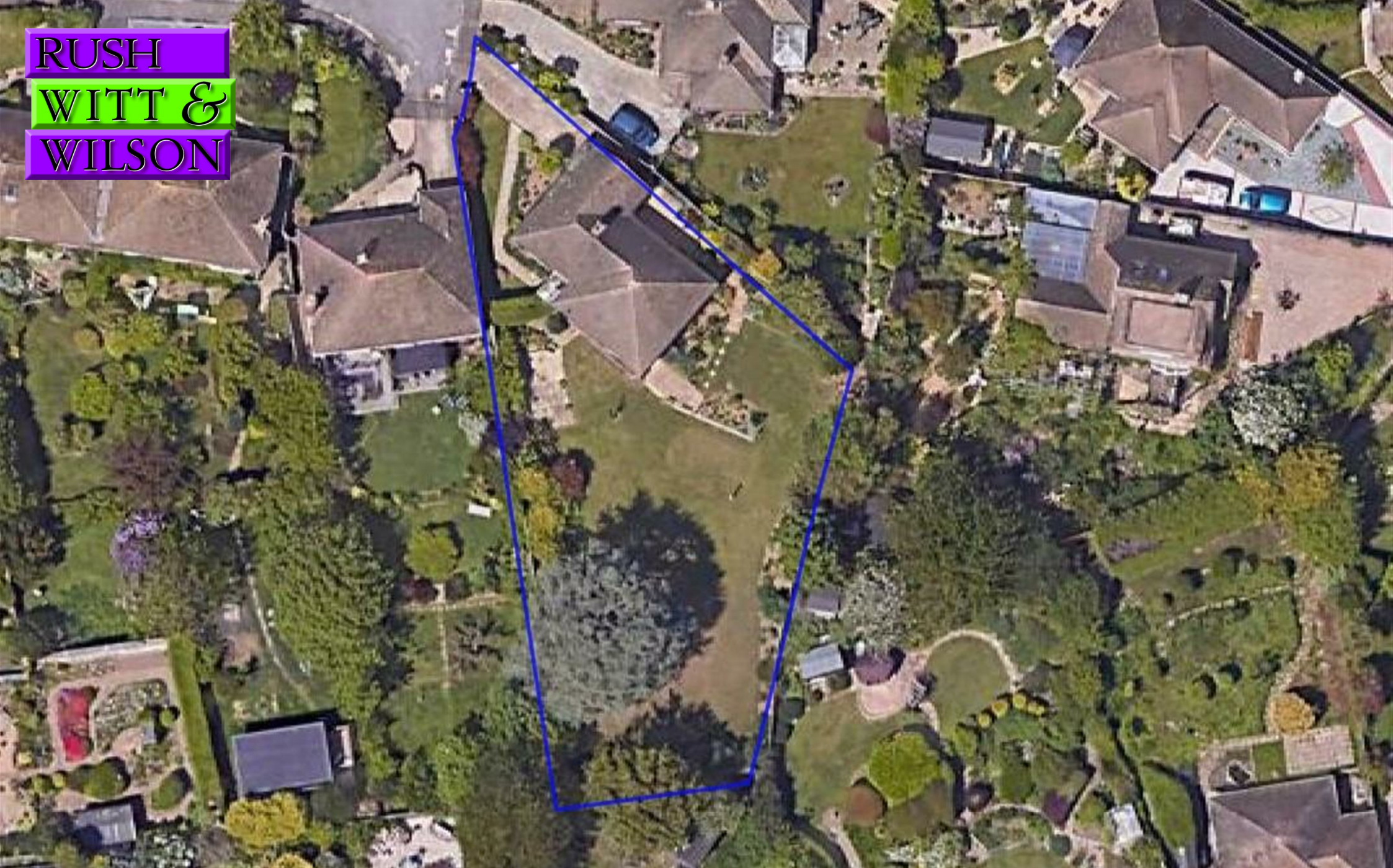


**RUSH
WITT &
WILSON**



**32 Broad View, Bexhill-On-Sea, East Sussex TN39 4HW
£425,000**

A beautiful spacious two double bedroom, detached 'Larkin' built bungalow, approx. 0.24 acres of extensive private gardens with stunning views across Bexhill towards the sea, gas central heating system, double glazed windows and doors, presented to an exceptional standard by the current vendor, cul-de-sac location with garage and off road parking, basement workshop accessed via rear garden. Viewing comes highly recommended by RWW Sole Agents Bexhill. Council Tax Band D.



Entrance Porch

With entrance door, obscured glass window to the side and front elevations.

Entrance Hallway

Double radiator, built in linen cupboard, wood flooring.

Living Room

19'4" x 16'4" (5.91 x 5.00)

Windows to both the front and side elevations, double radiator, brick fireplace, wood flooring.

Kitchen

13'3" x 11'2" (4.05 x 3.41)

Window and doors to the side elevation, fitted kitchen comprising a range of base and wall units with rolled edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, gas hob, integrated double oven with grill, space for American style fridge/freezer, gas central heating and domestic hot water boiler, wood flooring.

Bedroom One

15'6" x 12'7" (4.74 x 3.85)

Window to the rear elevation, double radiator.

Bedroom Two

14'11" x 12'5" (4.56 x 3.81)

Windows to both the rear and side elevations with stunning views across Bexhill towards the sea, double radiator.

Bathroom

Suite comprising roll top bath, shower screen, chrome shower head, with chrome controls, chrome heated towel rail, wall mounted wash hand basin with mixer tap, wc with low level flush, tiled walls, obscured glass windows to the side elevation.

Outside

Approx. 0.24 Acres in total.

Front Garden

Mainly laid with plants, shrubs and flowerbeds, off road parking is available on driveway, pathways lead to front entrance and side entrance.

Rear Garden

Patio area can be found to the side of the bungalow, the rear garden is extensive in size, mainly laid to lawn with well

stocked shrub and flowerbeds with a whole host of plants, shrubs and trees of various kinds, all enclosed with a combination of hedging and fencing to all sides, additional patio area suitable for alfresco dining, stunning views across Bexhill to wards the sea.

Workshop

Situated under the bungalow, door giving access onto the rear garden.

Garage

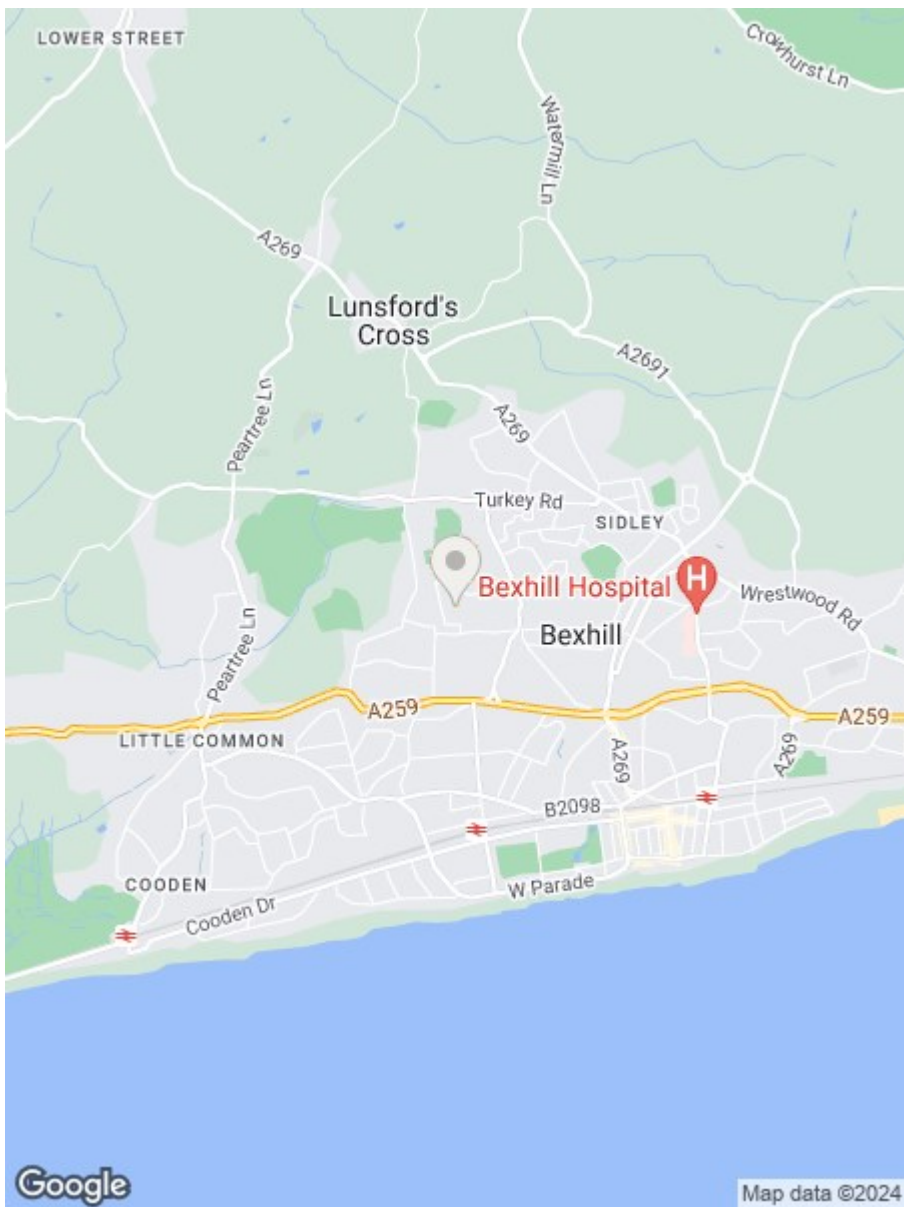
With electrically operated up and over door, personal door to the rear with obscured glass window, power and light.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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