

**RUSH  
WITT &  
WILSON**



**8 Saxon Rise, Bexhill-On-Sea, East Sussex TN40 1TF  
£379,000 Freehold**

**\*SOLD PRIOR TO MARKETING\***

**An opportunity has arisen to purchase this three bedroom detached bungalow set in this popular residential location. The accommodation provides entrance dining hall, kitchen/breakfast room, living room, two conservatories, there is also an en-suite shower room to the master bedroom and a family bathroom. Other benefits include gas central heating, double glazed windows and doors, private front and rear gardens and off road parking. The bungalow comes with vacant possession and viewing comes highly recommended by Rush Witt & Wilson, Sole agents.**



**Entrance Porch**

Entrance door with obscure glass window to the front elevation.

**Dining Entrance Hallway**

11'9 x 11'5 (3.58m x 3.48m)

Double radiator, window to the front elevation, obscure glass window into the inner hallway.

**Living Room**

15'1 x 10'11 (4.60m x 3.33m)

Double radiator, window to the front and side elevations.

**Kitchen/Breakfast Room**

11'6 x 8'5 (3.51m x 2.57m)

Fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, built-in storage cupboards, wall mounted central heating and domestic hot water boiler, plumbing for washing machine, gas hob, integrated double oven with grill, tiled splashbacks, window and door to the side elevation, breakfast bar.

**Conservatory**

13'5 x 7'5 (4.09m x 2.26m)

Upvc double glazed construction with doors to either side, windows overlook the front, side and rear elevations.

**Inner Hallway**

Single radiator, access to the roof space.

**Bedroom One**

12'5 x 9'10 (3.78m x 3.00m)

Window to the rear elevation, single radiator.

**En-Suite Shower Room**

Suite comprising walk-in shower cubicle with electric shower unit controls and shower head and folding door, wall mounted wash hand basin with vanity unit beneath, wc with low level flush, obscure glass windows to the rear elevation, half height wall tiling, chrome heated towel rail.

**Second Conservatory**

8'3 x 7'1 (2.51m x 2.16m)

Windows overlook the front, side and rear elevations with door leading to rear garden.

**Bedroom Two**

11'1 x 8'11 (3.38m x 2.72m)

Window to the rear elevation, single radiator.

**Bedroom Three**

8'11 x 7' (2.72m x 2.13m)

Window to the rear elevation, single radiator.

**Bathroom**

Suite comprising panelled bath, wc with low level flush, pedestal wash hand basin, single radiator, obscure glass window to the side, four fully tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with some plants and shrubs, off road parking is to be found at the front of the property.

**Single Garage**

With metal up and over door, light and power connected.

**Rear Garden**

Mainly laid to lawn and is enclosed by fencing to all sides, there are shrub and flower borders that are well stocked, patio area for alfresco dining, timber framed shed to the side of the property, outside water tap.

**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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



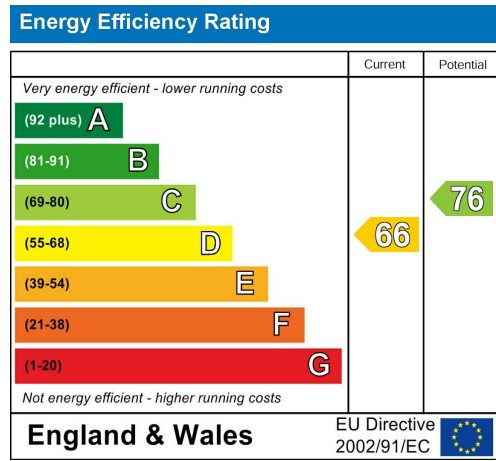
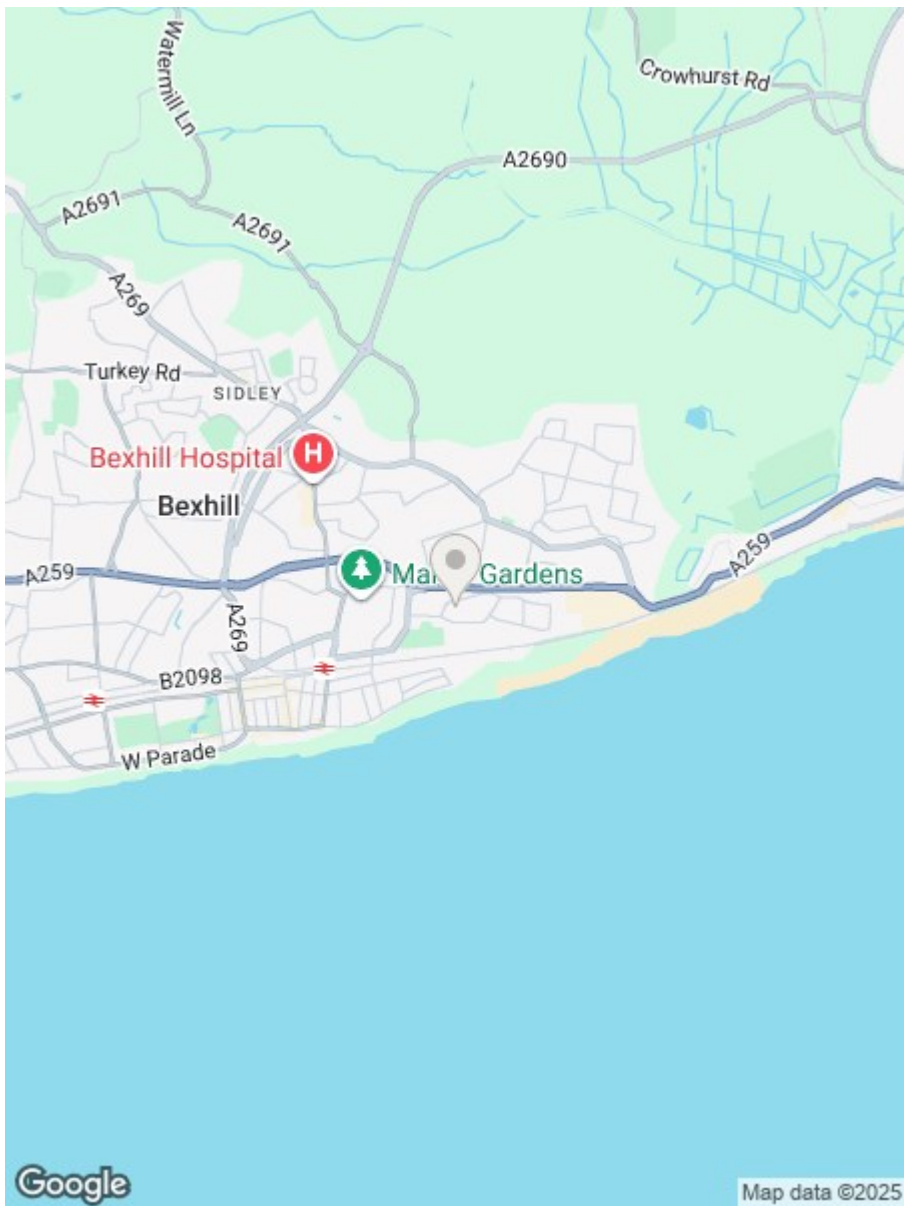
GROUND FLOOR  
1104 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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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