

**RUSH
WITT &
WILSON**



**18 Laburnum Gardens, Bexhill-On-Sea, East Sussex TN40 2PF
£389,000**

A bright and spacious, detached two double bedroom bungalow with garage, gas central heating system, double glazed windows and doors, private front and rear gardens, separate cloakroom and additional bathroom, off road parking, cul-de-sac, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Hall

With obscured glass window to the front elevation, entrance door, built in airing cupboard, cloaks cupboard, single radiator.

Jack and Jill Cloakroom

WC with low level flush, obscured glass window to the side elevation, wall mounted wash hand basin, half height wall tiling. Door into master bedroom.

Living/Dining Room

26'1" x 15'1" (7.97 x 4.62)

Window to the side elevation, door and windows to the rear garden, two double radiators, ornate fireplace with real flame gas fire, dining room area with additional door into entrance hall.

Kitchen

15'7" x 8'9" (4.75 x 2.68)

Fitted kitchen with a range of matching wall and base units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge and freezer, integrated Stoves double oven with grill, gas hob, extractor canopy and light, double radiator.

Bedroom One

12'7" x 12'2" (3.86 x 3.72)

Bay window to the front elevation, double radiator.

Bedroom Two

12'3" x 10'9" (3.74 x 3.29)

Bay window to the front elevation, double radiator.

Bathroom

Wet room setup with pedestal wash hand basin, wc with low level flush, obscured glass window to the side elevation, double radiator, wall mounted electric shower unit, controls and showerhead, shower curtain rail, wet room flooring.

Outside**Front Garden**

Mainly shingled with low maintenance in mind, pathways lead to the front entrance and side access, shrubbery and trees, enclosed with fencing, driveway providing off road parking and access to rear garden via side gate.

Rear Garden

Mainly laid to lawn with patio areas, enclosed with fencing to all sides, shrub borders, outside water tap.

Garage

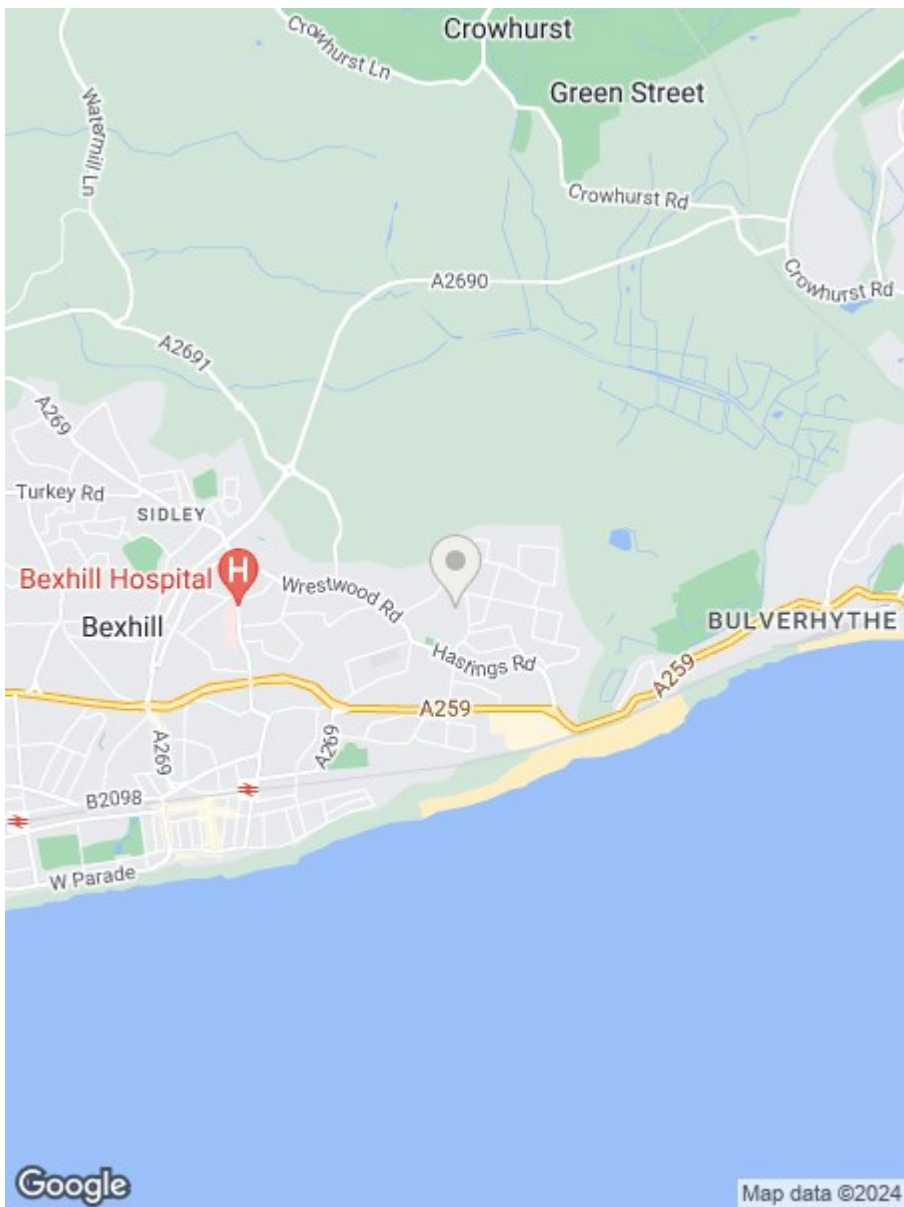
Timber double doors, personal door and window to the rear.

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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