

**RUSH  
WITT &  
WILSON**



**135 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HR  
£390,000 Freehold**

**A very special detached two bedroom bungalow with extensive gardens, large tandem coach house/garage, modern kitchen/breakfast room, sunroom to the rear and south facing rear garden. The property also benefits from gas central heating system, double glazed windows and doors and no onward chain. Viewings come highly recommended by Rush Witt & Wilson sole agents.**



### **Entrance Porch**

Windows to the side, front and rear elevations, porch door.

### **Entrance Hall**

Entrance door, single radiator, access to loft space, doors off to the following:

### **Living Room**

17'2 x 11'5 (5.23m x 3.48m)

Windows to the rear and side elevations, double radiator, single radiator, brick built fireplace.

### **Sun Room**

13'7 x 5'6 (4.14m x 1.68m)

Overlooking the southerly rear elevation with French doors leading onto the rear garden, single radiator.

### **Kitchen/Breakfast Room**

15'3 x 11'2 (4.65m x 3.40m)

Windows to the front and side elevations, single radiator, modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktop surfaces, one and a half bowl sink with side drainer and mixer tap, electric hob with extractor canopy and light above, integral oven, grill and microwave above, space and plumbing for washing machine, large built in storage cupboard housing the gas central heating boiler, built in fridge, space for table and chairs.

### **Bedroom One**

13'6 x 11'3 (4.11m x 3.43m)

Window to the front elevation, double radiator, fitted wardrobe cupboards and dressing table.

### **Bedroom Two**

11'3 x 11'6 (3.43m x 3.51m)

Windows to the side and rear elevations, double radiator, built in wardrobe cupboard.

### **Shower Room**

Suite comprising low level wc, pedestal wash hand basin, single radiator, walk in shower cubicle with aqualisa splashbacks, glass shower screen, chrome controls, chrome shower head, obscure glass window to the side elevation.

### **Outside**

### **Front Garden**

Mainly laid to lawn with shrubbery, driveway providing ample off road parking, pathway leading to the front entrance.

### **Rear Garden**

Particular feature of the property being extensive in size, southerly facing, brick built storage cupboard, large timber framed shed, log store and potting shed, greenhouse, the garden is divided into two sections and is predominantly laid to lawn with a whole host of mature shrubbery, plants and trees of various kinds, orchard area with apple trees extends onto another lawned area with raised vegetable beds, enclosed with a combination of mature hedging and fencing to all sides adding complete privacy and seclusion.

### **Detached Coach House/Tandem Garage**

36'6 x 9'1 (11.13m x 2.77m)

Double length, triple folding sliding doors to the front, personal door to the side, power and light connected.

### **Workshop**

14'6 x 8'9 (4.42m x 2.67m)

Window to side elevation, personal door to rear, storage cupboard.

### **Agents Note**

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

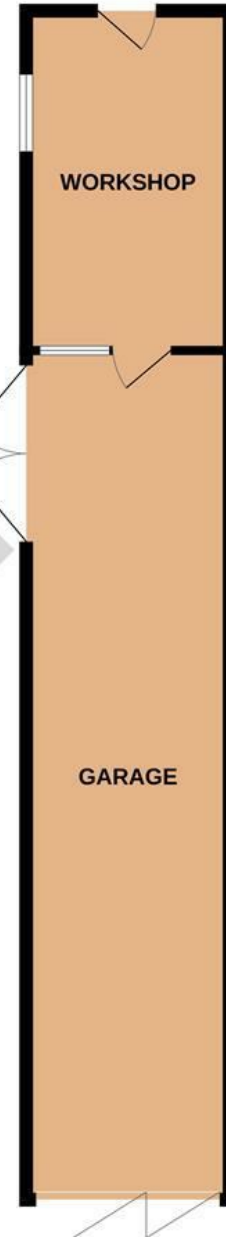
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR  
783 sq.ft. (72.8 sq.m.) approx.

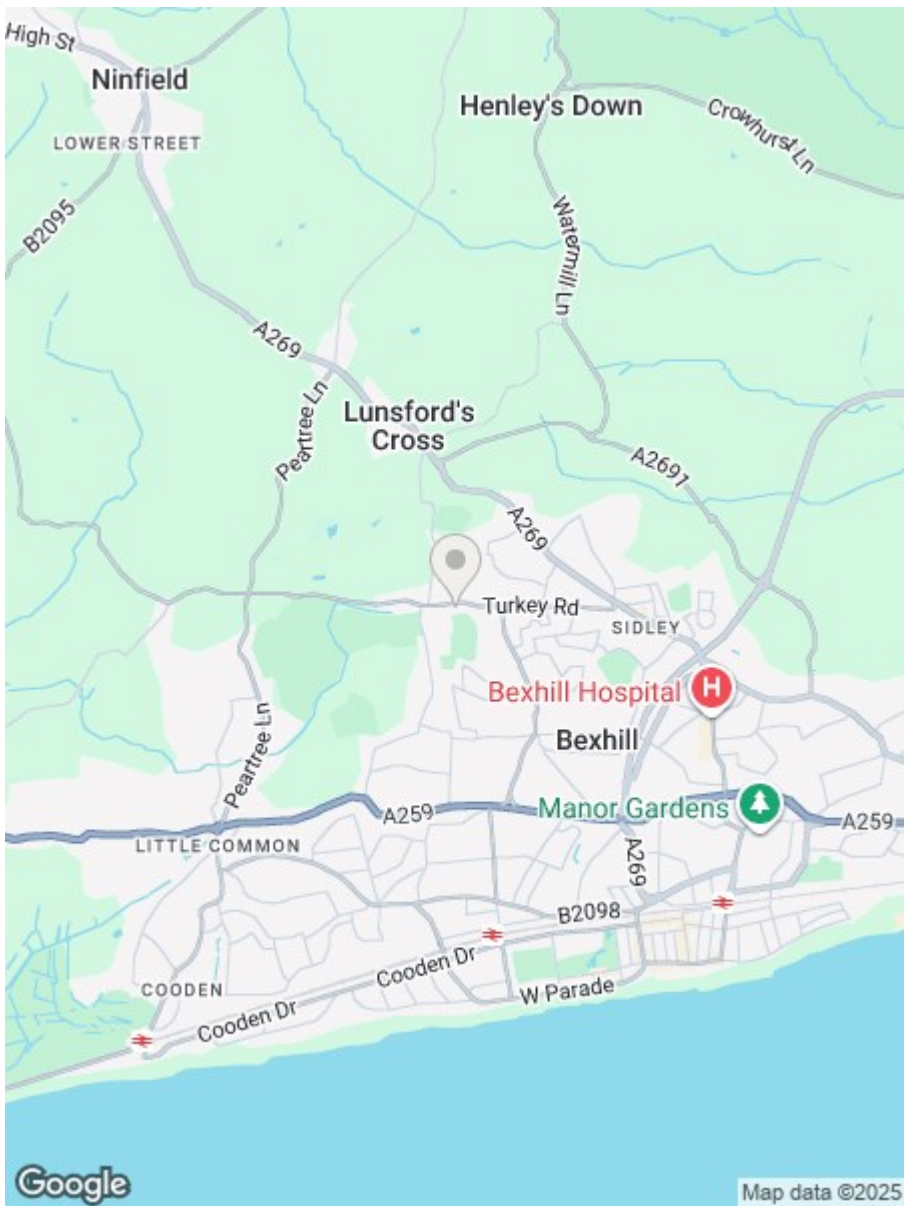


DETACHED GARAGE  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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