

**RUSH  
WITT &  
WILSON**



**42 Bidwell Avenue, Bexhill-On-Sea, East Sussex TN39 4DB  
£369,000 - Freehold**

**A beautifully presented bright and spacious two bedroom detached bungalow with garage, gas central heating system, double glazed windows and doors, off road parking, private front and rear gardens, entrance porch, vacant possession. Viewing comes highly recommended by Rush Witt & Wilson sole agents.**



**Entrance Lobby**

Entrance door through to:

**Entrance Hallway**

Single radiator, access to loft space, built in airing cupboard with hot water cylinder, doors off to the following:

**Living Room**

19'5 x 11'6 (5.92m x 3.51m)

Bay window to the front elevation, window to side, gas fire, double radiator.

**Kitchen**

8'9 x 11'0 (2.67m x 3.35m)

Window to the rear elevation with views over the garden, fitted kitchen comprising a range of base and wall units with straight edge laminate worktops, stainless sink with side drainer, space for cooker with gas cooker point, electric extractor canopy with light, space for white goods, double radiator, built in boiler cupboard housing hot water and gas central heating boiler.

**Breakfast Room**

12'11 x 11'3 (3.94m x 3.43m)

Windows and French doors with views and access onto the rear garden, single radiator.

**Utility Room**

Doors to the front and rear elevations, space and plumbing for washing machine, space for tumble dryer.

**Bedroom One**

10'4 x 10'2 (3.15m x 3.10m)

Window to the side elevation, single radiator, built in sliding door wardrobes.

**Bedroom Two**

10'5 x 8'4 (3.18m x 2.54m)

Window to the front elevation, single radiator.

**Shower Room**

Suite comprising walk in shower cubicle with electric shower controls and shower head, low level wc, pedestal wash hand basin, double radiator, partly tiled walls, obscure glazed window to the side elevation.

**Outside****Front Garden**

Mainly laid to lawn with flower shrub beds, brick paved pathway lead to both the front entrance and side access, enclosed with fencing offering privacy and seclusion, off road parking available for several vehicles.

**Garage**

Two opening doors, personal door to the side, power and light.

**Rear Garden**

Extensive in size and is mainly laid to lawn with fruit trees, shrubbery and mature plants of various kinds, enclosed with fencing to all sides offering privacy and seclusion, green house, patio area for alfresco dining, 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.



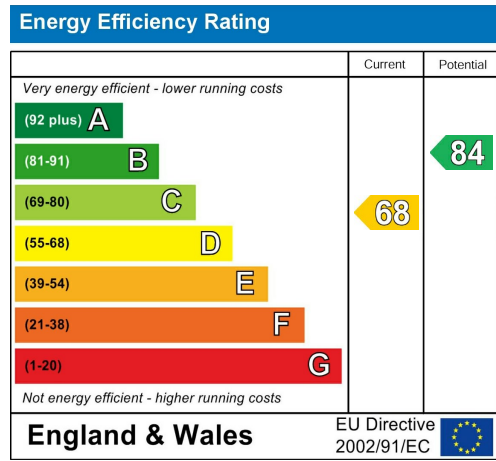
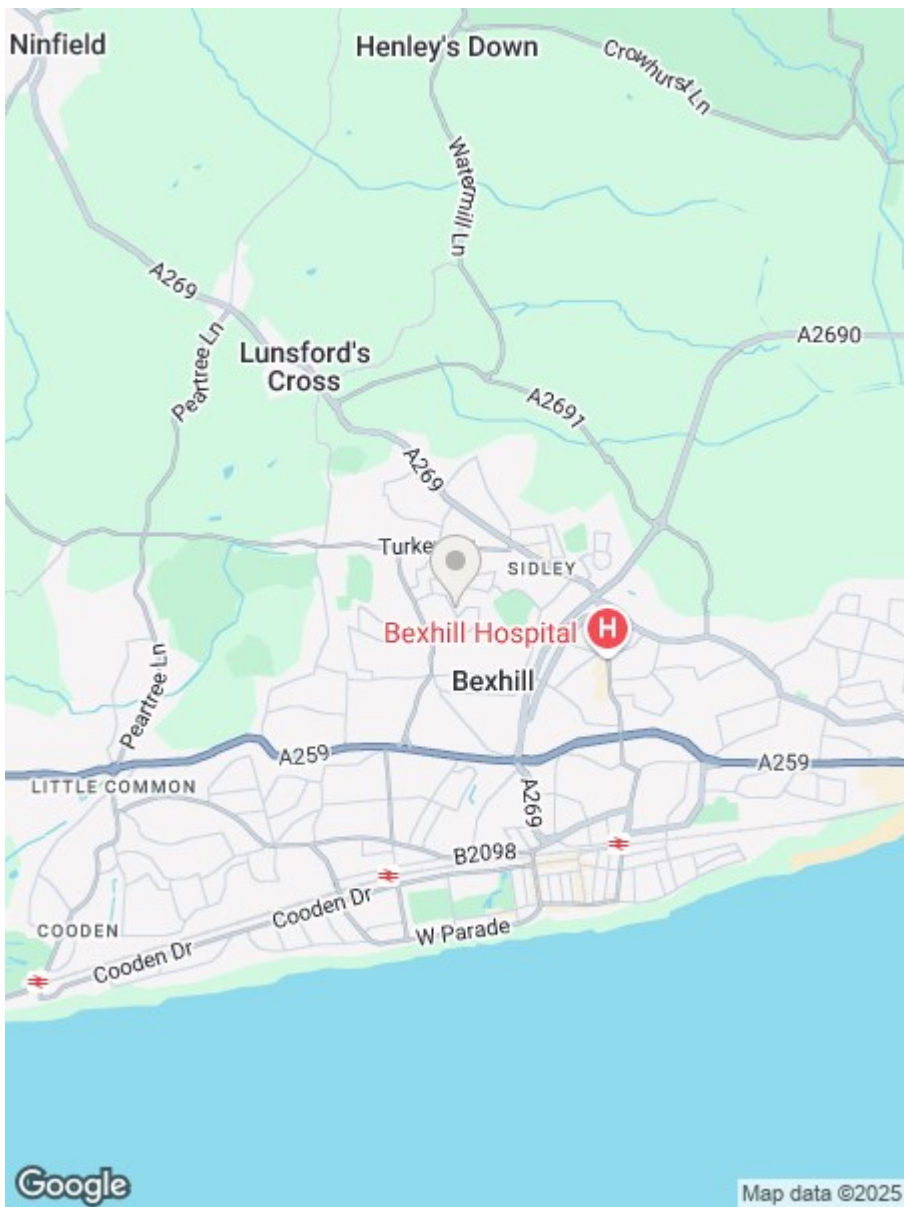
GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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**RUSH  
WITT &  
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**