

**RUSH  
WITT &  
WILSON**



**21 Broad View, Bexhill-On-Sea, East Sussex TN39 4HN  
£395,000**

**A very spacious two double bedroom detached bungalow situated in the beautiful Broad Oak area of Bexhill with garage, new gas central heating system, double glazed windows and doors, spacious Larkin built bungalow, kitchen/ breakfast room, bathroom suite with additional cloakroom, off road parking, private front and westerly facing rear garden. The property has undergone some excellent improvement with new gas central heating system, re-landscaped gardens, uPVC soffits and fascias, extended bathroom which needs new bathroom suite and additional cloakroom suite, the property internally needs decorating to finish with flooring, the roof has been overhauled and cleaned, Viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

With entrance door, built in storage cupboard, single radiator, additional storage cupboard, access to roof space.

**Cloakroom**

WC with low level flush, obscured glass window to the side elevation, single radiator, airing cupboard.

**Living Room**

19'2 x 13'2 (5.84m x 4.01m)

Windows to both front and side elevations, two double radiators, feature fireplace.

**Kitchen/ Breakfast Room**

12'4 x 10'10 (3.76m x 3.30m)

Window to side elevation, door leading to side, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, double radiator, plumbing for washing machine, space for fridge and freezer, space for cooker, built in larder cupboard with window to the side and shelving.

**Bedroom One**

16'1 x 12'6 (4.90m x 3.81m)

Patio doors to rear garden, double radiator, built in wardrobe cupboard.

**Bedroom Two**

15'10 x 11'6 (4.83m x 3.51m)

Window to both side and rear elevation, fitted wardrobe cupboard, single radiator, wash hand basin with vanity cupboard beneath.

**Bathroom**

Suite comprising wc with low level flush, pedestal wash hand basin, panelled bath with wall mounted electric shower unit, controls and shower head, single radiator, obscured glass window to side elevation.

**Outside****Front Garden**

Mainly laid to lawn with shrubbery, driveway for off road parking, pathway to entrance, enclosed with hedging to all sides and retaining wall to the front, side access.

**Rear Garden**

Pleasant sunny westerly aspect rear garden, mainly laid to

lawn with cherry laurel hedging, patio area for alfresco dining, timber framed shed, all enclosed with fencing to all sides.

**Garage**

Integral garage with double opening doors, window and door to rear, wall mounted gas central heating and domestic hot water boiler.

**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.

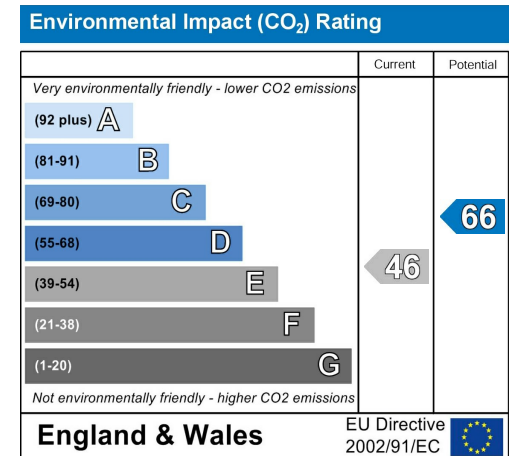
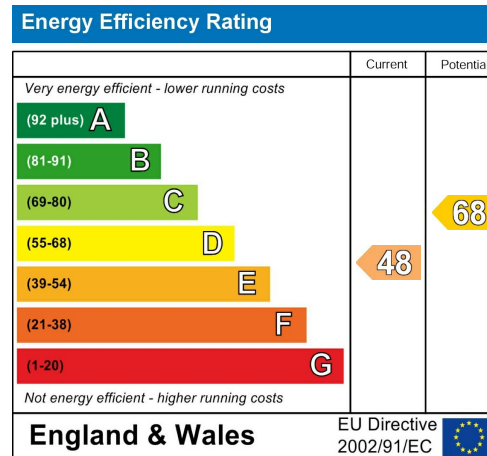




TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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