

**RUSH  
WITT &  
WILSON**



**11 Ward Way, Bexhill-On-Sea, East Sussex TN39 4HL**  
**Guide Price £410,000**

**A spacious and well presented two bedroom detached bungalow, kitchen/ breakfast room, gas central heating system, situated in the beautiful Broad Oak Lane area of Bexhill, two bathrooms, ensuite to master bedroom, conservatory, double glazed windows and doors, garage, off road parking, private front and rear gardens, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents.**



**Entrance Hallway**

Entrance door, access to roof space, single radiator, built in storage cupboard.

**Lounge/Dining Room**

26'5 x 12'5 (8.05m x 3.78m)

Window to the front and side elevations, two double radiators, real flame, gas coal effect fire with ornamental mantel and surround.

**Conservatory**

12'5 x 8'8 (3.78m x 2.64m)

Tiled floor, uPVC double glazed construction, windows to the rear and side elevations, double radiator.

**Kitchen/Breakfast Room**

12'5 x 10'4 (3.78m x 3.15m)

Window to the side and rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, one and half bowl single drainer sink unit with mixer tap, dishwasher, gas hob with glass splashback, built in fridge and freezer, built in oven with grill with integral microwave combination oven, built in utility cupboard with plumbing for washing machine, shelving and window to the rear elevation.

**Bedroom One**

12'5 x 11'10 (3.78m x 3.61m)

Window to the side elevation, double radiator, fitted wardrobe unit with drawers.

**Bedroom Two**

15'9 x 12'7 (4.80m x 3.84m)

Window to the front and side elevations, double radiator, fitted bedroom furniture comprising wardrobe, drawers and dressing table.

**En-Suite**

Walk in shower with wall mounted shower control unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, tiled splashbacks, chrome heated towel rail, obscured glass window to the side elevation.

**Bathroom**

Suite comprising panelled bath, wall mounted electric shower unit, controls and showerhead, wc with low level flush, pedestal wash hand basin, heated towel rail, window to the side elevation, tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with some shrubbery, bricked paved pathway driveway for off road parking giving access to the garage and front and side entrances.

**Rear Garden**

With timber framed shed, patio area for alfresco dining, extensive gardens that are mainly laid to lawn, beautiful mature shrubbery, plants and trees of various kinds offering privacy and seclusion, enclosed with fencing to all sides.

**Garage**

With up and over door, power and light, 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.

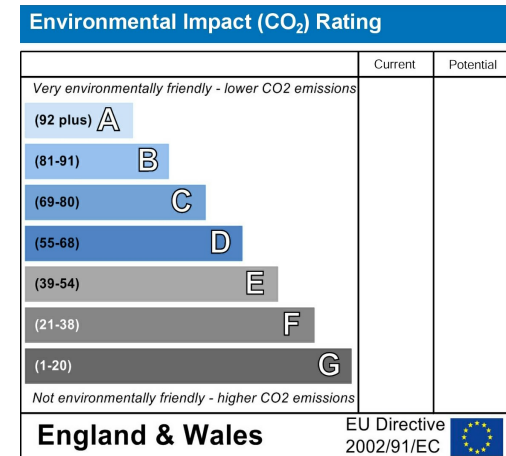
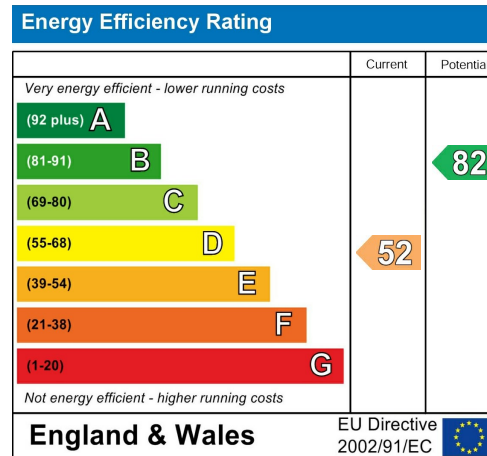
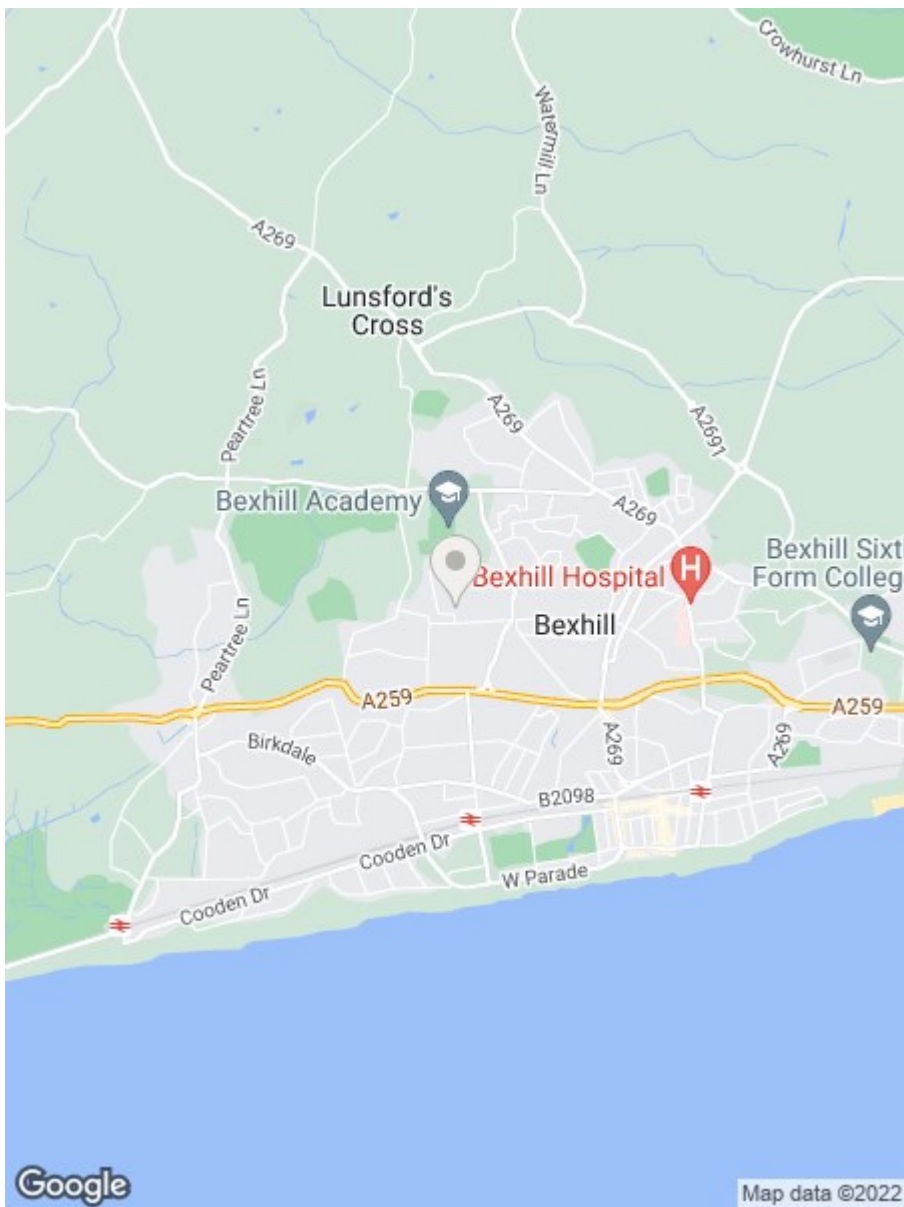


GROUND FLOOR  
1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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