

**RUSH  
WITT &  
WILSON**



**18 St. James Crescent, Bexhill-On-Sea, East Sussex TN40 2DL  
£295,000**

**A stunning two double bedroom semi detached bungalow comprising a bright and spacious kitchen/breakfast room, living room, impressive UPVC double glazed all-year-round conservatory which enjoys the private rear gardens, gas central heating system, double glazed windows and doors, entrance porch, off road parking, private front and rear gardens. Viewing Comes Highly recommended by Rush, Witt and Wilson sole agents.**



**Entrance Porch**

With obscured glass windows to front and side elevations, tiled floor, entrance door, covered radiator.

**Living Room**

12'4 x 11'2 (3.76m x 3.40m)

Archway going through to conservatory, double radiator.

**Conservatory**

10'9 x 12'1 (3.28m x 3.68m)

UPVC double glazed construction with french doors leading to rear garden, two double radiators for all year around use.

**Kitchen/Breakfast Room**

20'3 x 11'8 (6.17m x 3.56m)

Double radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, built in dishwasher, built in washing machine, range style cooker with gas hob and electric ovens, extractor canopy and light, tiled splash back, built in fridge and freezer, laminate wood affect flooring, double aspect with windows to both rear and side elevation, door leading out to rear garden.

**Bedroom One**

13'3 x 11'4 (4.04m x 3.45m)

Window to front elevation, radiator, fitted sliding door wardrobes.

**Bedroom Two**

11'10 x 12' (3.61m x 3.66m)

Window to front elevation, double radiator,

**Bathroom**

Suite comprising walk in shower with chrome controls and chrome shower head, wc with low level flush, wall mounted wash hand basin with vanity unit beneath and drawer, heated towel rail, obscured glass window to the rear elevation and tiled walls.

**Outside****Front Garden**

Raised well stocked shrub and flower beds, all enclosed with fencing to all sides and retaining walls to the front, separate heading off road parking, excellent off road parking on bricked paved driveway.

**Rear Garden**

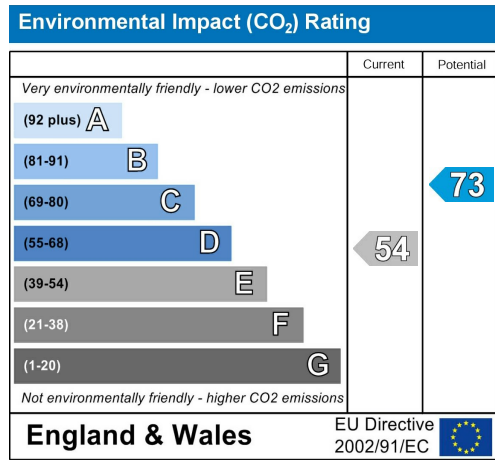
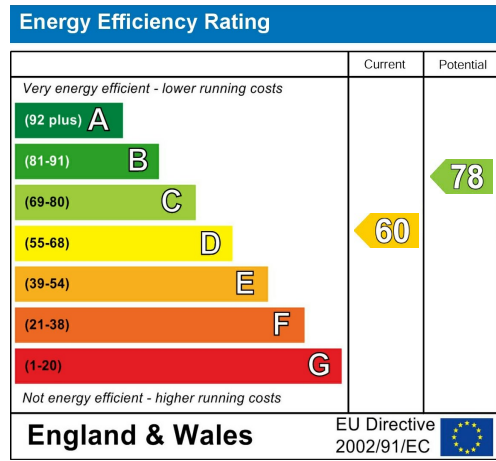
Landscaped rear garden that has been designed with low maintenance in mind, mainly laid to patio with decked area, pergola, timber framed shed, out side tap, access to the side of the property, seating areas, all enclosed with fencing to all sides, well stocked raised plant and shrub flower beds.

**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.







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