

**RUSH  
WITT &  
WILSON**



**20 Highwoods Avenue, Bexhill-On-Sea, East Sussex TN39 4NN  
£399,950**

**A beautifully presented, spacious and bright three bedroom detached bungalow, with views to the southerly elevation. VACANT POSSESSION, gas central heating system, double glazed windows and doors, entrance porch, double length tandem garage, off road parking, private front and rear gardens, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance Porch**

With patio doors.

**Private Entrance Hallway**

Double radiator, built in cloaks cupboard, airing cupboard with pre-lagged hot water cylinder and slatted shelving.

**Cloakroom**

WC with low level flush, obscured glass window to the side elevation, half height wall tiling.

**Living Room**

19'7" x 12'11" (5.99 x 3.94)

Dual aspect with windows to the front and side elevations, double radiator, ornamental fireplace with wood burning stove, laminate wood effect flooring.

**Kitchen/Breakfast room**

21'6" x 9'11" (6.57 x 3.03)

Obscured glass windows to the side elevation, window to the rear and door leading out to the garden. Modern fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer composite sink unit with mixer tap, integrated dishwasher, built in oven and grill with integrated microwave oven, gas hob with extractor canopy and light, tiled splashbacks, area for table and chairs, space for fridge/freezer.

**Bedroom One**

12'11" x 11'10" (3.96 x 3.61)

Window to the rear elevation, double radiator, fitted wardrobe cupboards, overhead storage compartments, bedside shelves.

**Bedroom Two**

11'9" x 10'0" (3.60 x 3.06 )

Window to the front elevation with far reaching views, double radiator.

**Bedroom Three**

10'0" x 9'8" (3.07 x 2.96)

Patio doors lead to the rear garden, double radiator.

**Bathroom**

Modern suite comprising bath with mixer tap and electric shower unit controls and showerhead, wall mounted wash hand basin with vanity unit beneath, wc with low level flush, wall mounted medicine cabinet, chrome heated towel rail,

obscured glass window to the side elevation, tiled splashbacks.

**Outside****Front Garden**

Landscaped with low maintenance in mind, with various well stocked shrub beds, chipped stone features, pathway leads to the front entrance door, off road parking is available on the driveway, side access is available.

**Rear Garden**

Designed with low maintenance in mind, astrotuffed area, timber framed, gazebo, decked pathways, patio areas for alfresco dining, side access is available, outside water tap and outside power supply.

**Double Length Garage**

27'0" x 8'11" (8.23 x 2.73)

Double length, window and personal door to the side elevation, wall mounted gas central heating and domestic hot water boiler, power and light, stainless steel sink with mixer tap, wood flooring. The garage can easily be reinstated by removing the personal and side panel from the front elevation and reinstating a garage door.

**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.

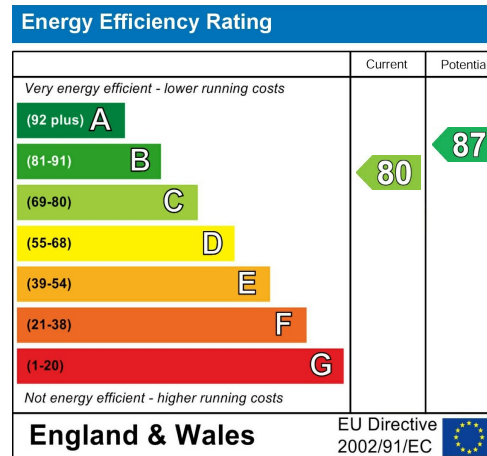
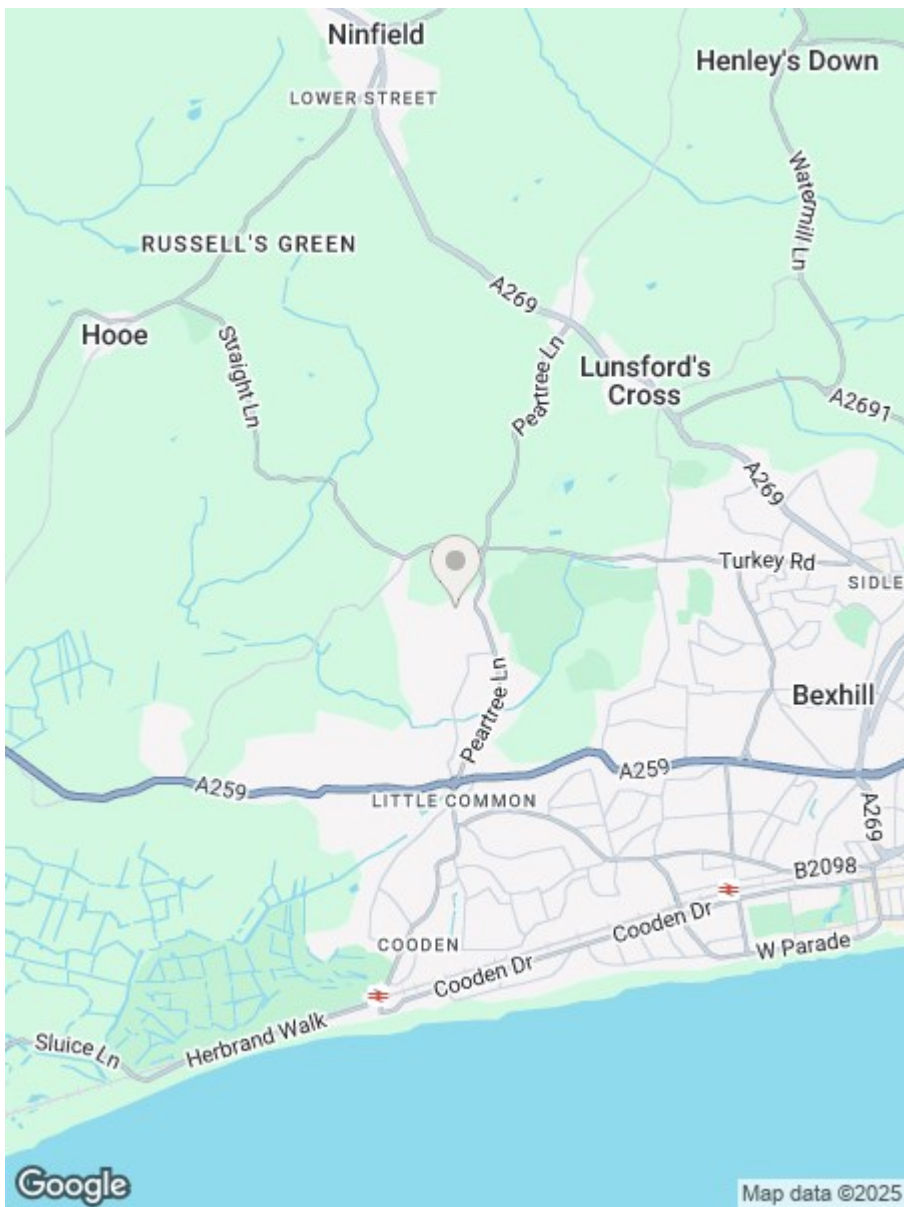


GROUND FLOOR  
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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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