

**RUSH
WITT &
WILSON**



**28 Birkdale, Bexhill-On-Sea, East Sussex TN39 3TL
£415,000**

A bright and spacious two bedroom, detached bungalow, situated in this highly sought after location of Birkdale Bexhill. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, large living room, separate dining room, modern fitted kitchen/breakfast room, modern fitted bathroom, separate wc and extensive storage throughout. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally the property boasts an extensive wrap around front garden with a low maintenance rear garden, garage and off road parking. Viewing Comes highly recommended by RWW. Council Tax Band D.



Entrance Porch

With entrance door, tiled flooring.

Entrance Hall

With glass panelled entrance door, radiator, storage cupboard with shelving and addition storage above, airing cupboard housing the hot water cylinder and slatted shelving.

Living Room

16'2" x 15'3" (4.94 x 4.65)

Dual aspect with double glazed windows to the front and side elevations, two double radiators, fitted fire with limestone surround.

Dining Room

12'5" x 9'10" (3.80 x 3.00)

Glass panelled double doors giving access onto the living room, double glazed windows overlooking the side courtyard.

Kitchen

12'9" x 10'2" (3.89 x 3.12)

Double glazed windows overlooking the rear garden, glass panelled door giving access onto the side elevation. Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for freestanding cooker, space and plumbing for washing machine, extensive storage with larder style cupboards and fitted shelving, double radiator.

Bedroom One

14'3" x 13'1" (4.36 x 4.00)

Double glazed windows to the front elevation, double radiator, built in wardrobe cupboard with hanging space and shelving.

Bedroom Two

15'5" x 11'11" (4.71 x 3.65)

With double glazed windows to the front elevation, double radiator.

Bathroom

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled p-shaped bath with chrome wall mounted shower controls, shower attachment and showerhead, obscured glass window to the rear elevation, radiator, tiled walls.

Separate WC

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, radiator, glass window to the rear elevation.

Outside

Front Garden

Extensive wrap around front gardens, mainly laid to lawn, shrub and plant line boarders, off road parking for multiple vehicles.

Rear Garden

Private rear garden with side courtyard, patio areas suitable for alfresco dining, small area of lawn, plants, shrubs and trees of various kinds, enclosed to all sides.

Garage

With up & over 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.



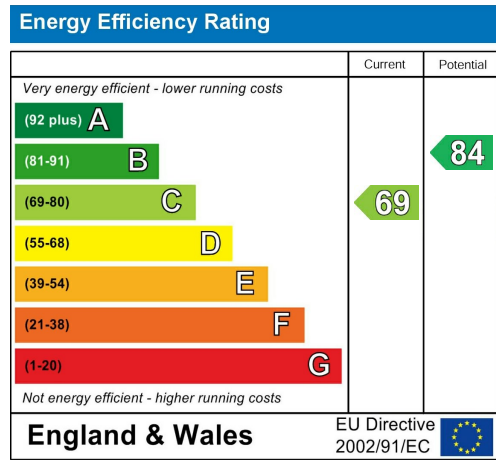
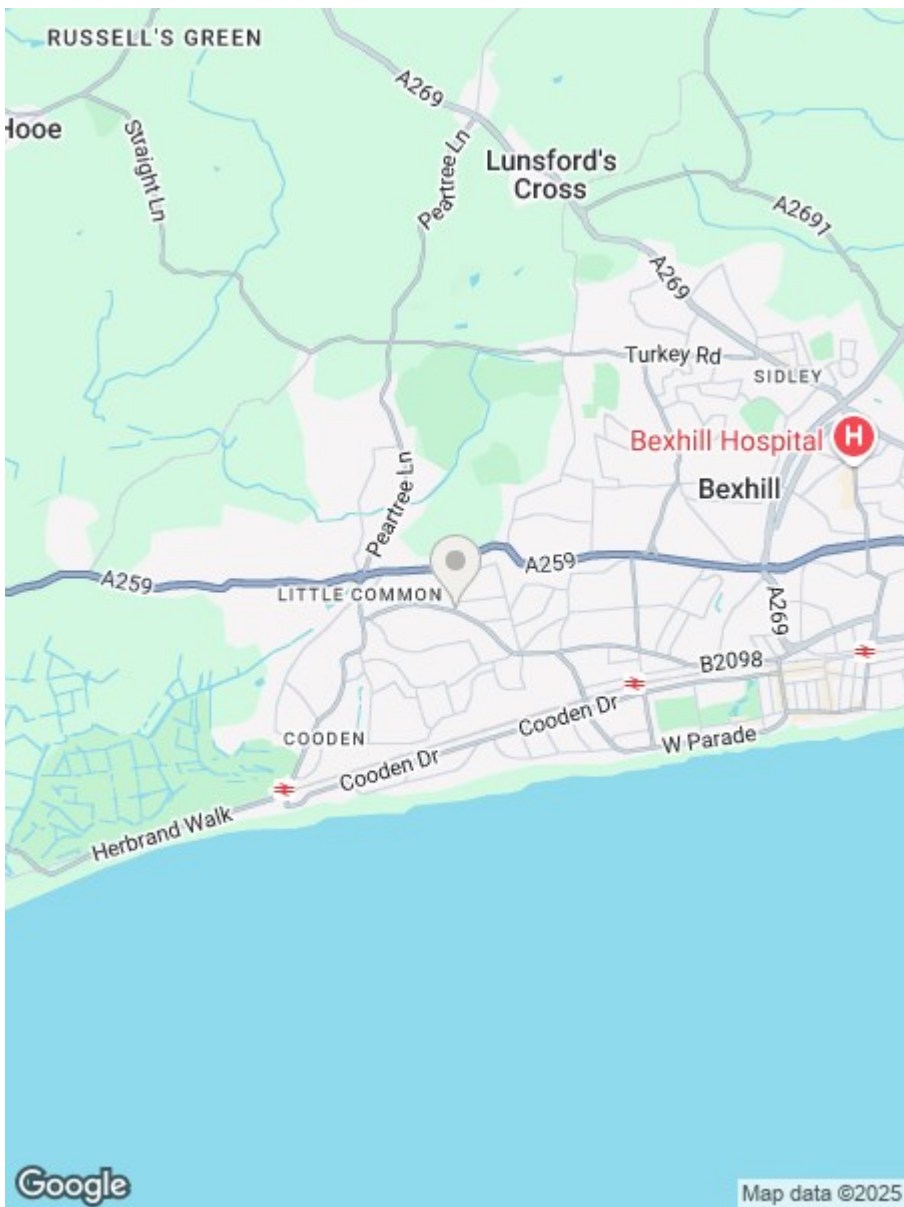
GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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**