

**RUSH  
WITT &  
WILSON**



**18 Laburnum Gardens, Bexhill-On-Sea, East Sussex TN40 2PF  
Offers Invited £355,000**

**\* All Offers Invited! \* A bright and spacious, detached two double bedroom bungalow with garage, gas central heating system, double glazed windows and doors, private front and rear gardens, separate cloakroom and additional bathroom, off road parking, cul-de-sac, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hall**

With obscured glass window to the front elevation, entrance door, built in airing cupboard, cloaks cupboard, single radiator.

### **Jack and Jill Cloakroom**

WC with low level flush, obscured glass window to the side elevation, wall mounted wash hand basin, half height wall tiling. Door into master bedroom.

### **Living/Dining Room**

26'1" x 15'1" (7.97 x 4.62)

Window to the side elevation, door and windows to the rear garden, two double radiators, ornate fireplace with real flame gas fire, dining room area with additional door into entrance hall.

### **Kitchen**

15'7" x 8'9" (4.75 x 2.68)

Fitted kitchen with a range of matching wall and base units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge and freezer, integrated Stoves double oven with grill, gas hob, extractor canopy and light, double radiator.

### **Bedroom One**

12'7" x 12'2" (3.86 x 3.72)

Bay window to the front elevation, double radiator.

### **Bedroom Two**

12'3" x 10'9" (3.74 x 3.29)

Bay window to the front elevation, double radiator.

### **Bathroom**

Wet room setup with pedestal wash hand basin, wc with low level flush, obscured glass window to the side elevation, double radiator, wall mounted electric shower unit, controls and showerhead, shower curtain rail, wet room flooring.

### **Outside**

#### **Front Garden**

Mainly shingled with low maintenance in mind, pathways lead to the front entrance and side access, shrubbery and trees, enclosed with fencing, driveway providing off road parking and access to rear garden via side gate.

#### **Rear Garden**

Mainly laid to lawn with patio areas, enclosed with fencing to all sides, shrub borders, outside water tap.

#### **Garage**

Timber double doors, 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.

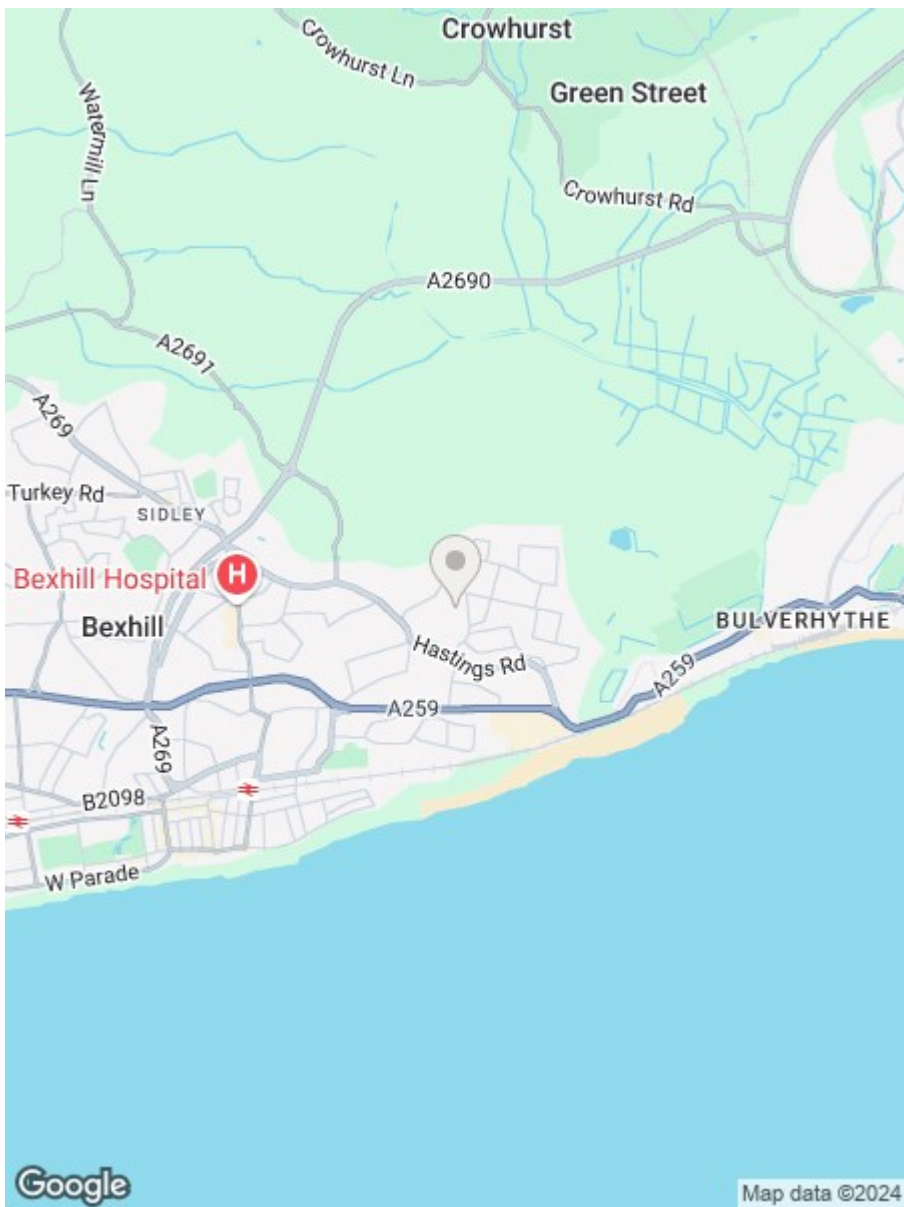


GROUND FLOOR  
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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