

**RUSH  
WITT &  
WILSON**



**39 The Glades, Bexhill-On-Sea, East Sussex TN40 2NE  
Offers In The Region Of £325,000**

**A beautifully fully refurbished three bedroom semi detached bungalow, with newly fitted gas central heating and domestic hot water boiler and new radiators throughout, downstairs cloakroom, new windows and doors, new fitted kitchen and bathroom, garage , off road parking, private front and rear gardens, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents, full list of refurbishment works detailed in brochure. Council Tax Band C.**



### **Entrance Hallway**

With entrance door, obscured glass windows to the side elevation, coconut matting, wood effect flooring.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscured glass window to the side elevation.

### **Living Room**

12'5" x 10'11" (3.79 x 3.35)

Window to the front elevation, two double radiators, wood effect flooring, wall mounted ornate living flame electric fire with glass front, under stairs storage cupboard.

### **Dining Room**

9'10" x 9'2" (3.00 x 2.80)

French doors leading out onto the rear garden, double radiator, wood effect flooring.

### **Kitchen**

9'10" x 9'9" (3.01 x 2.98)

Brand new kitchen comprising a range of handle less base and wall units with marble effect worktops and splashbacks, concealed lighting, space for fridge/freezer, plumbing for washing machine, space for cooker, extractor canopy and light, one and half bowl stainless steel sink unit with mixer tap, double radiator.

### **Bedroom Three**

8'9" x 8'2" (2.69 x 2.50)

Window to the front elevation, double radiator, wood effect flooring.

### **First Floor Landing**

Access to roof space via loft ladder, built in airing cupboard.

### **Bedroom One**

19'9" x 9'10" (6.03 x 3.01)

Built in wardrobe cupboards, two double radiators, windows to both the front and rear elevation.

### **Bedroom Two**

8'7" x 7'4" (2.64 x 2.25)

Window to the front elevation, double radiator, built in wardrobe cupboard, wood effect flooring.

### **Bathroom**

Brand new suite comprising panelled bath with shower

screen, wall mounted electric shower unit, controls and showerhead, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, aqualisa splashbacks, chrome heated towel rail, obscured glass window to the rear elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with some shrubbery, side access is available to the rear.

#### **Rear Garden**

Mainly laid to lawn, patio door for alfresco dining, enclosed with fencing to all sides.

#### **Garage**

Adjacent to the property with metal up and over door.

#### **Refurbishment List Completed**

Electrics -

- Brand new consumer unit and electrics running to it.
- Partial re-wired where necessary.
- New plug sockets throughout (some with USB charging)
- New light switches throughout.
- New Spot lights in the bathroom, hallway & kitchen.
- New security lights (front and back door).
- External waterproof plug socket (front & back).
- Under cupboard lighting in the kitchen.
- New electric supply to cooker point.
- New switch and light in loft.
- New electric fire and isolator switch.
- New wired smoke alarms in most rooms.

Plumbing-

- Brand new Worcester Bosch boiler with guarantee.
- New thermostat.
- New gas feed to boiler.
- New radiators in all rooms with thermostatic valves.
- New pipe work to radiators.
- New electric shower
- New bathroom suite
- New towel rail
- New cloakroom
- Outside Tap

Flooring-

- New flooring throughout- carpet on stairs & landing, laminate in several rooms and a quality vinyl in the kitchen, bathroom and cloakroom.

Windows-

- New double glazed windows to all rooms. (external windows can be moved to clean internally).
- New double glazed French doors.
- New lead flashing for all windows and front door.

Kitchen-

Brand new Howdens kitchen with extra tall cupboards, deep drawers, new worktops & splashbacks, new extractor hood and new shelf with lighting.

Other-

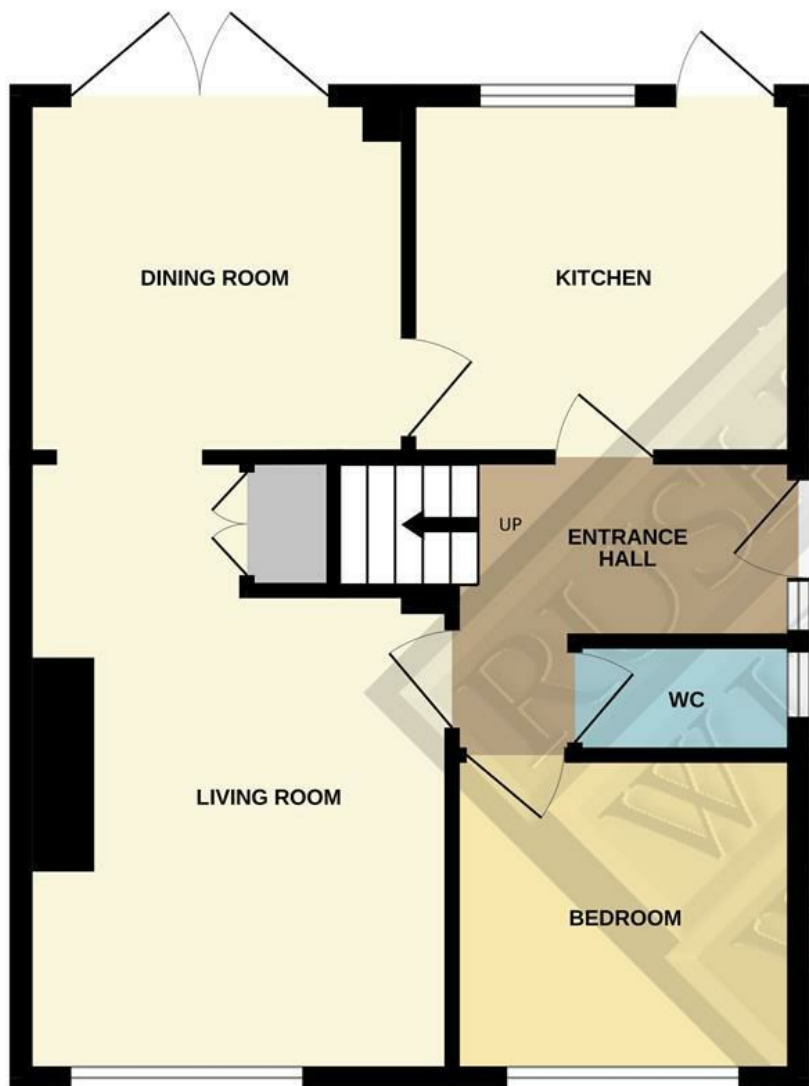
- All new internal doors with new handles and hinges.
- Every room has been re-plastered and decorated, all all ceilings smoothed.

#### **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  
490 sq.ft. (45.5 sq.m.) approx.

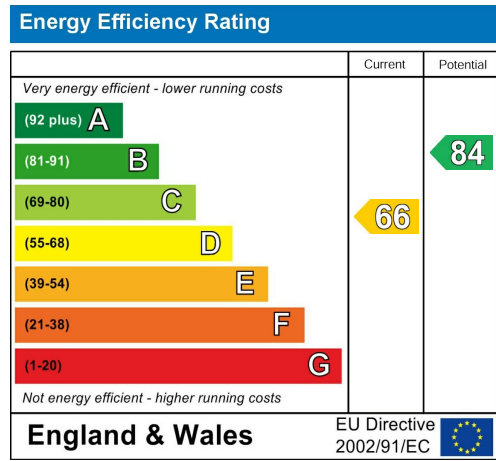
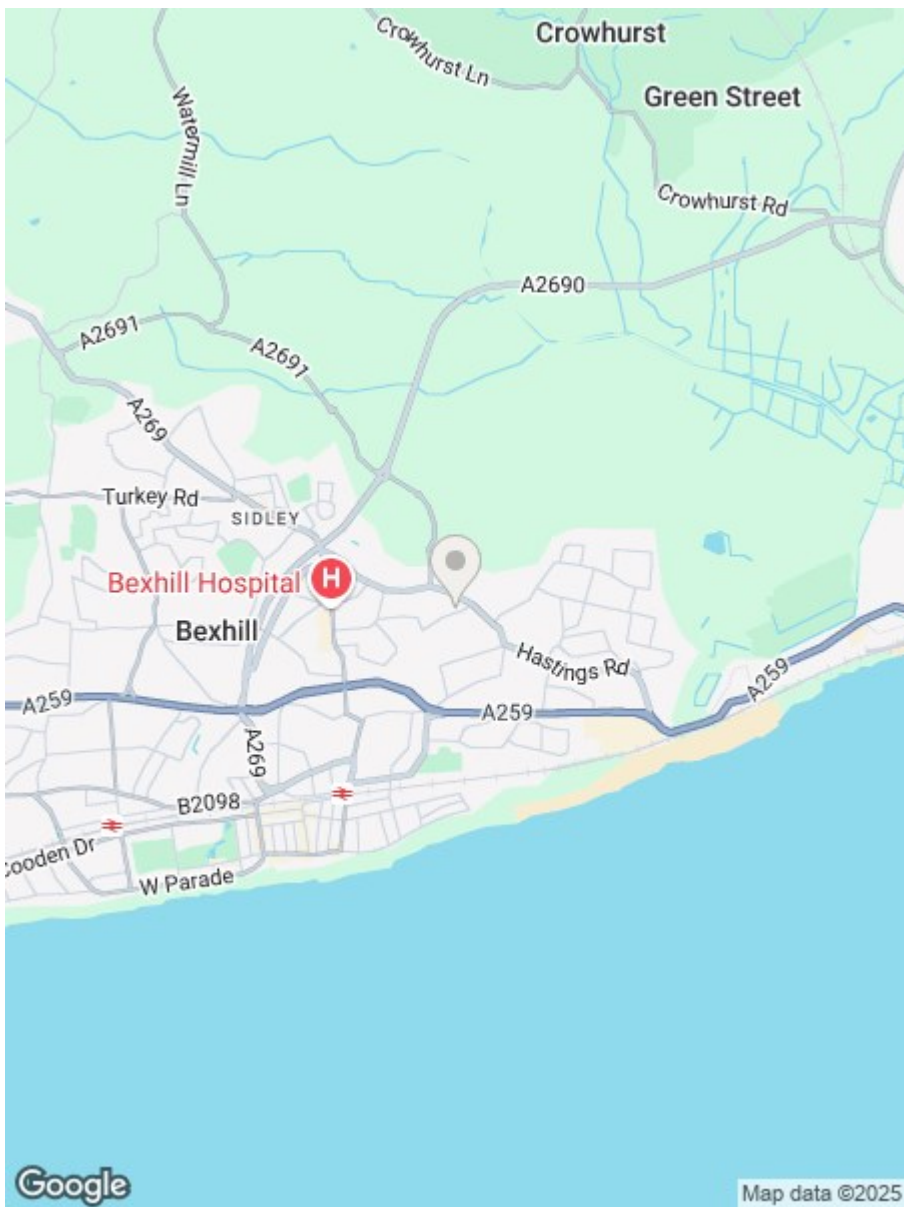


1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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