

**RUSH  
WITT &  
WILSON**



**4 Gleneagles Close, Bexhill-On-Sea, East Sussex TN40 1UH  
£325,000**

**A bright and spacious two bedroom detached bungalow situated in the highly sought after and convenient location of Penland Wood Bexhill. Internally, the property comprises. two double bedrooms, south facing living room, fitted kitchen, shower room, gas central heating system and double glazed windows and doors throughout. Externally the property offers off road parking, well established south facing rear garden and garage. VACANT POSSESSION. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band C.**



**Entrance Hallway**

With entrance door, radiator, access to roof space via loft hatch, airing cupboard with hot water cylinder, slatted shelving and hanging space.

**Kitchen**

12'9" x 8'1" (3.91 x 2.47)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with single drainer with mixer tap, space for freestanding cooker, extractor canopy, space for freestanding fridge and freezer, space and plumbing for washing machine, double glazed window to the front elevation, tiled splashbacks, gas central heating and domestic hot water boiler, double radiator.

**Living Room**

15'1" x 12'0" (4.60 x 3.67)

Double glazed sliding door giving access onto the rear garden, two double radiators.

**Bathroom**

Suite comprising wc with low level flush, vanity unit with hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, radiator, part tiled walls, obscured glass panelled window to the side elevation.

**Bedroom One**

13'1" x 9'6" (4.0 x 2.92)

Double glazed windows to the rear southerly elevation, double radiator.

**Bedroom Two**

9'6" x 14'2" (2.90 x 4.32)

Double glazed windows to the front elevation, double radiator.

**Outside****Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles.

**Rear Garden**

Beautifully established rear garden, mainly laid to lawn with patio areas, enclosed with fencing to all sides, gated rear access, shrubs, small trees and flowerbeds.

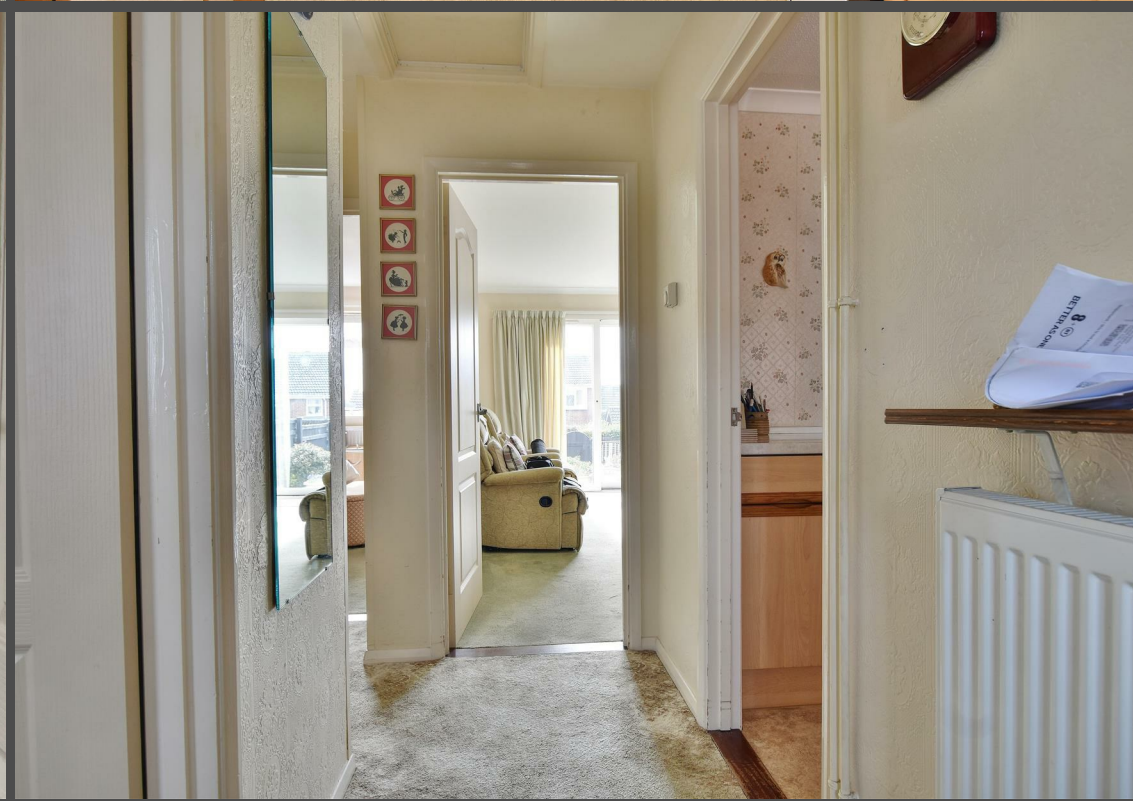
**Garage**

With up and over door and side door to garden.

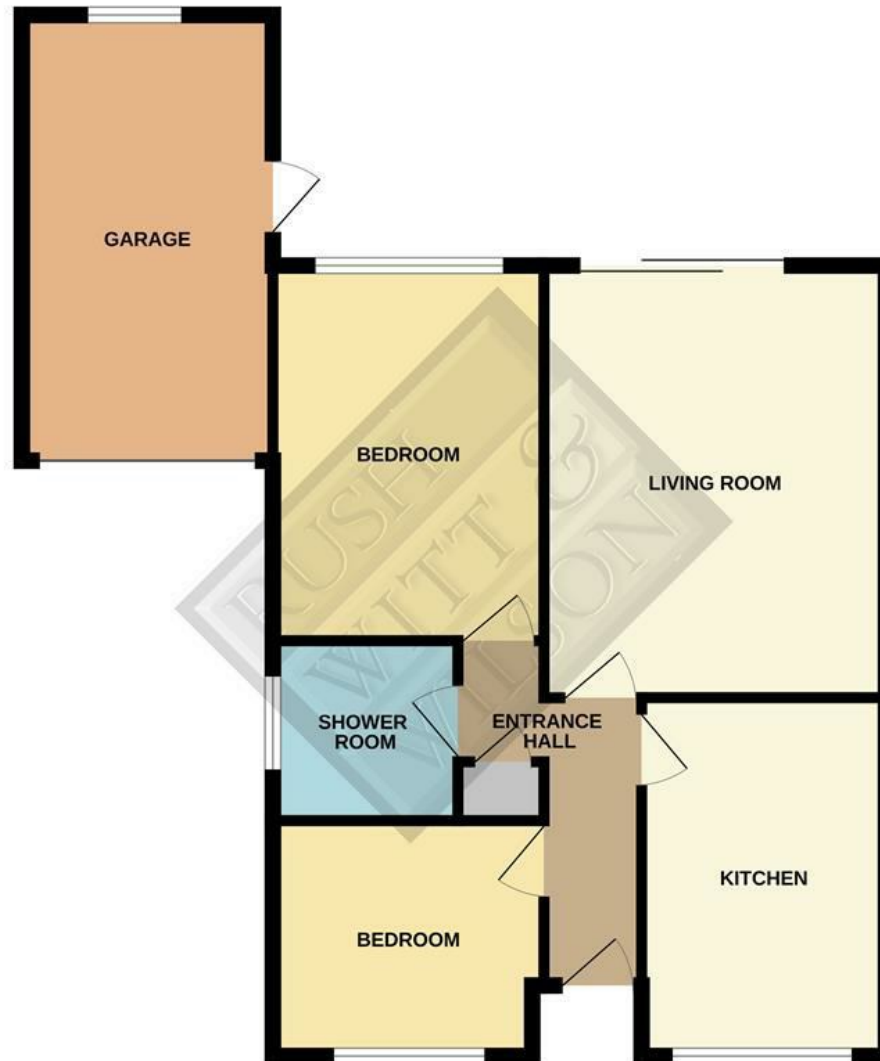
**Agents Note**

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.

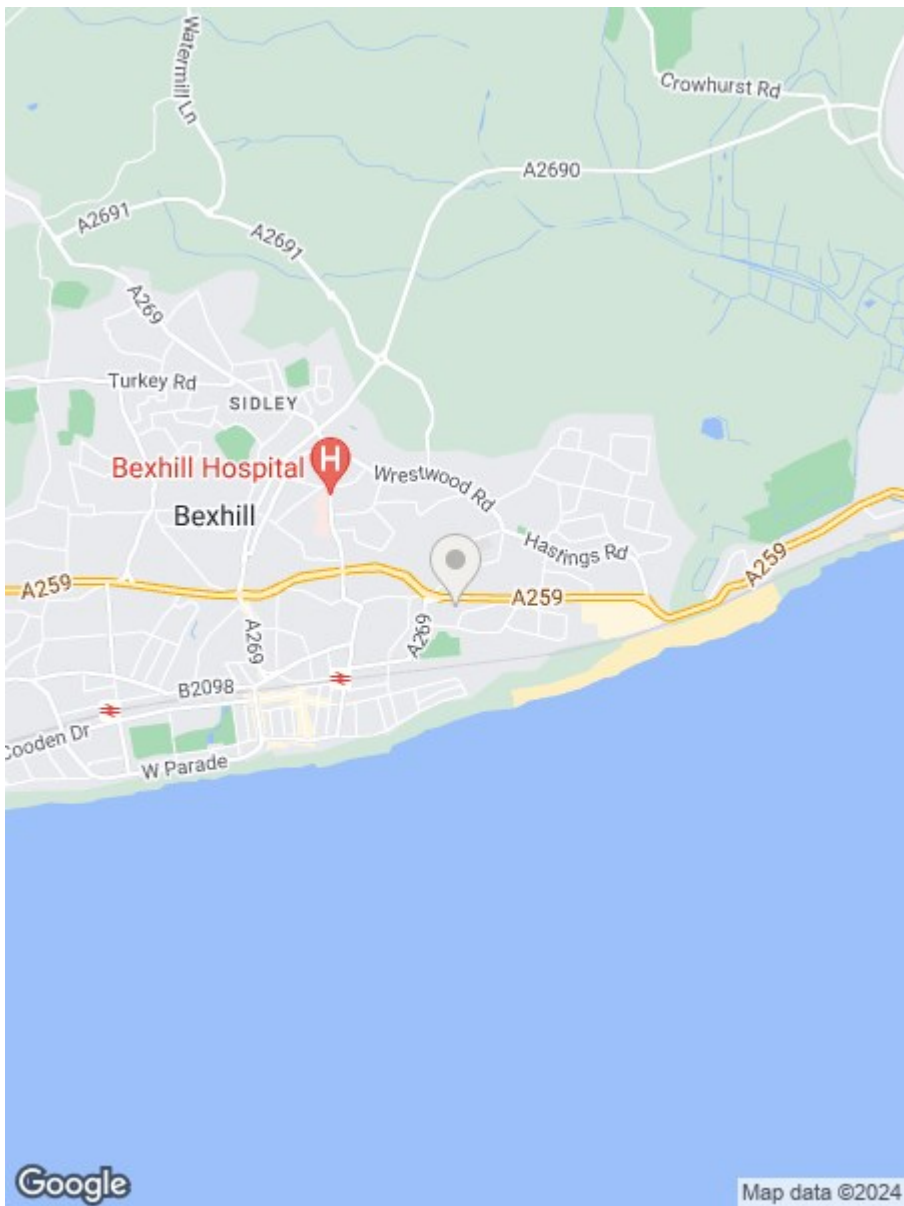


GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA ; 737 sq.ft. (68.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**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**