

**RUSH  
WITT &  
WILSON**



**10 Thorne Crescent, Bexhill-On-Sea, East Sussex TN39 5JH  
£485,000**

**A beautifully presented detached bungalow, situated in this sought after residential location, comprising two double bedrooms, modern fitted kitchen/breakfast room, large living/dining room, sun room, modern bathroom suite & en-suite to master bedroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally, the property boasts off road parking for multiple vehicles, area of front lawn and a well established and maintained rear garden. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band D.**



**Entrance Porch**

With windows to front and side elevations, obscured glass entrance door, tiled floor.

**Entrance Hallway**

With entrance door, double radiator, access to loft via loft hatch, recessed ceiling spotlights.

**Living/Dining Room**

24'8" x 14'6" (7.54 x 4.42)

With double glazed bay window to side elevation and additional window overlooking rear garden, two double radiators, feature fireplace.

**Sun Room**

17'10" x 10'4" (5.44 x 3.15)

Two sets of french doors giving access onto rear garden, two radiators.

**Kitchen/Breakfast Room**

20'8" x 11'8" (6.30 x 3.56)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge work top surfaces, one and half bowl sink with drainer and mixer tap, freestanding fridge/freezer, integrated dishwasher, washing machine, range master cooker with extractor canopy above, obscured glass panelled window to rear, double glazed window overlooking rear garden, vertical radiator.

**Bedroom One**

12'4" x 11'8" (3.78 x 3.56)

Double glazed bay window to front elevation, radiator, built in wardrobe cupboards with mirrored doors, hanging space and shelving.

**Ensuite**

Modern suite comprising w.c low level flush, vanity unit with wash hand basin and mixer tap, large walk in shower with wall mounted shower control and shower head unit.

**Bedroom Two**

13'3" x 12'2" (4.04 x 3.71)

Double glazed window to front elevation, radiator, built in wardrobe cupboards with hanging space and shelving.

**Bathroom**

Modern suite comprising w.c low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome

mixer tap and hand shower attachment, chrome heated towel rail, two obscured double glazed window to rear elevation.

**Outside****Front Garden**

Mainly laid to lawn, all enclosed with wrought iron railings and bricked pillar boundary, off road parking is to be found on the hard standing drive at the front

**Rear Garden**

Westerly facing, with a whole host of different mature plants, shrubs and trees of various kinds, patio area for alfresco dining, extensive in size, large timber framed shed.

**Garage**

Partly converted for use of ensuite. Storage space available, housing gas central heating boiler.

**Agents Notes**

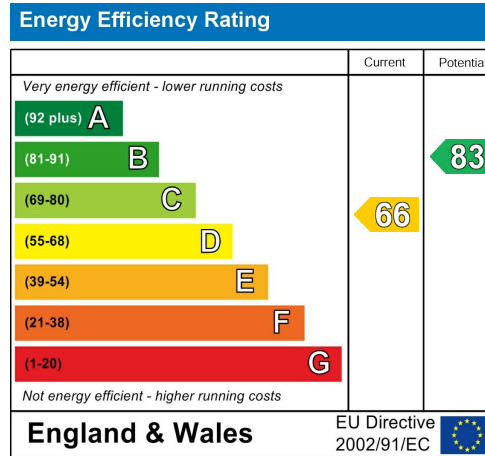
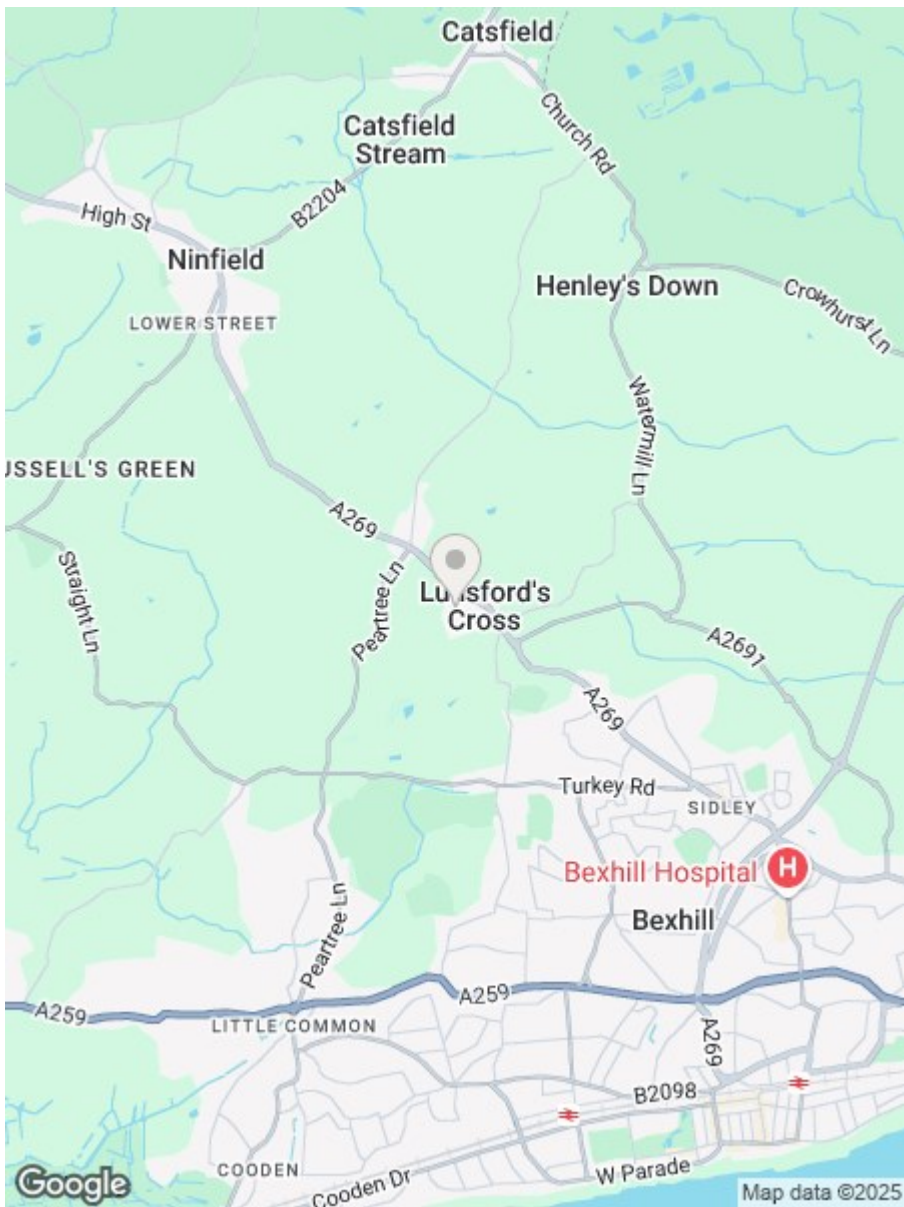
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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**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**