

**RUSH
WITT &
WILSON**



**15 Blackfields Avenue, Bexhill-On-Sea, East Sussex TN39 4JL
£475,000**

A beautifully presented detached two bedroom bungalow, situated in the highly sought after location of West Bexhill. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, modern fitted kitchen/breakfast room, separate dining room, large living room, modern shower room, separate wc, garage, gas central heating system, double glazed windows and doors, externally the property boasts beautifully established and maintained front and rear gardens, off road parking and garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Hallway

Double radiator, stairs leading to first floor and stairs leading to garage, two radiators, access to roof space via pull down ladder.

Living Room

15'7" x 14'7" (4.75 x 4.47)

Beautiful bay window overlooking the rear garden with glass panelled French doors giving access to the side elevation, two double radiators, feature fireplace with coal effect fire and wood mantle, open arch leads to dining room.

Dining Room

12'4" x 8'7" (3.77 x 2.64)

Double glazed window to the side elevation, two double radiators, opening leading through to kitchen.

Kitchen

11'7" x 11'1" (3.54 x 3.39)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink unit with drainer and mixer tap, space for dishwasher, space for freestanding fridge and freezer, integrated oven and grill, five ring gas hob with extractor canopy above, tiled splashbacks, glass panelled door giving access onto the side, double glazed windows to the front elevation overlooking the front garden with distant sea views.

Bedroom Two

16'4" x 11'5" (5.00 x 3.49)

Double glazed window overlooking the rear garden, double radiator.

Bedroom One

15'11" x 12'0" (4.87 x 3.67)

Double glazed windows overlooking the side and rear elevations, glass panelled door with Juliet balcony overlooks the rear elevation, radiator, built in wardrobe cupboards, bespoke fitted bedroom furniture comprising wardrobe cupboard with hanging space and shelving, dressing table with drawers.

Shower Room

Modern suite comprising wc with low level flush, floating wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower

attachment and chrome showerhead, radiator, tiled walls, two obscured glass panelled windows overlook the front elevation, recessed ceiling spotlights.

Separate WC

WC with low level flush, floating wash hand basin with mixer tap, obscured glass panelled window to the front elevation with part tiled walls.

Outside

Front Garden

Beautifully established front garden, with plants, small trees and shrubs of various kinds, pathway leading to front door, driveway leading to garage.

Garage

Double length garage with electric roller door, power and light, wash hand basin, space and plumbing for washing machine and tumble dryer, windows to the side and rear elevation, personal door to rear and door to hallway.

Rear Garden

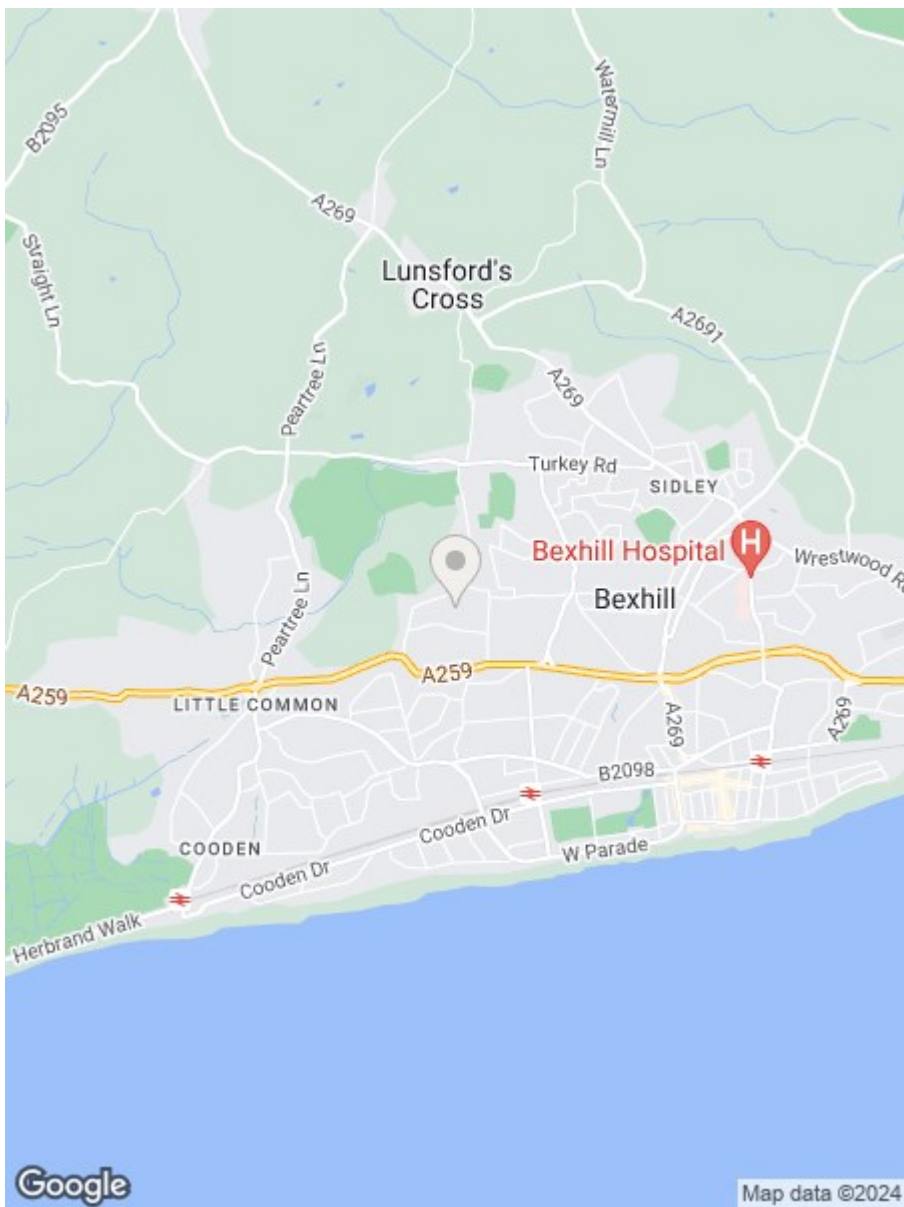
Laid with artificial grass, decking area suitable for alfresco dining, all enclosed with fencing, side access is available.

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.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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