

RUSH  
WITT &  
WILSON



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

A beautifully presented detached bungalow, situated in a sought after residential location. Offering bright and spacious accommodation throughout, the property comprises, three double bedrooms, large living room, conservatory, modern kitchen/breakfast room, en-suite to the main bedroom and a modern family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a stunning private front and rear garden, off road parking for multiple vehicles and a double garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.



**Entrance Porch**

With glass panelled entrance door, window to the side elevation overlooking the side garden, tiled flooring.

**Entrance Hallway**

Glass panelled entrance door, radiator, large airing cupboard housing the hot water tank, additional large storage cupboard, internal door leading to the garage.

**Kitchen/Breakfast Room**

15'1" x 10'6" (4.62 x 3.21)

Modern fitted kitchen comprising a range of matching wall and base level units with laminate straight edge worktop units, sink with drainer and mixer tap, integrated electric oven and grill, four ring gas hob with extractor canopy above, under counter integrated fridge and separate freezer, integrated dishwasher, radiator, double glazed windows and door overlooking and giving access onto the rear garden.

**Living Room**

17'9" x 13'9" (5.42 x 4.20)

Dual aspect widows to the side and sliding door overlooking the rear and giving access into the conservatory, fireplace, double radiator.

**Conservatory**

14'2" x 9'10" (4.32 x 3.00)

upvc construction, doors to the rear and side elevation overlooking the rear garden.

**Dining Room/Bedroom Three**

11'0" x 9'0" (3.36 x 2.76)

Window to the front elevation, radiator.

**Bedroom One**

14'9" x 14'3" (4.51 x 4.36)

Double glazed windows to the rear elevation, double radiator, built in wardrobe cupboards with hanging space and shelving.

**En-Suite**

Comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and showerhead, chrome heated towel rail, radiator, tiled walls, tiled floor, obscured double glazed windows to the side elevation.

**Bedroom Two**

14'0" x 12'8" (4.29 x 3.87)

Windows to the front elevation, radiator.

**Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, panelled bath with chrome taps and chrome hand/shower attachment, chrome heated towel rail, tiled walls, tiled floor, obscured double glazed windows to the side elevation, underfloor heating system.

**Outside****Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles, area of front lawn.

**Rear Garden**

Mainly laid to lawn with patio area suitable for alfresco dining, beautifully maintained with various plants, shrubs and trees, enclosed to all sides with fencing, side access is available.

**Double Garage**

With electric up and over door, housing the gas central heating boiler.

**Agents Note**

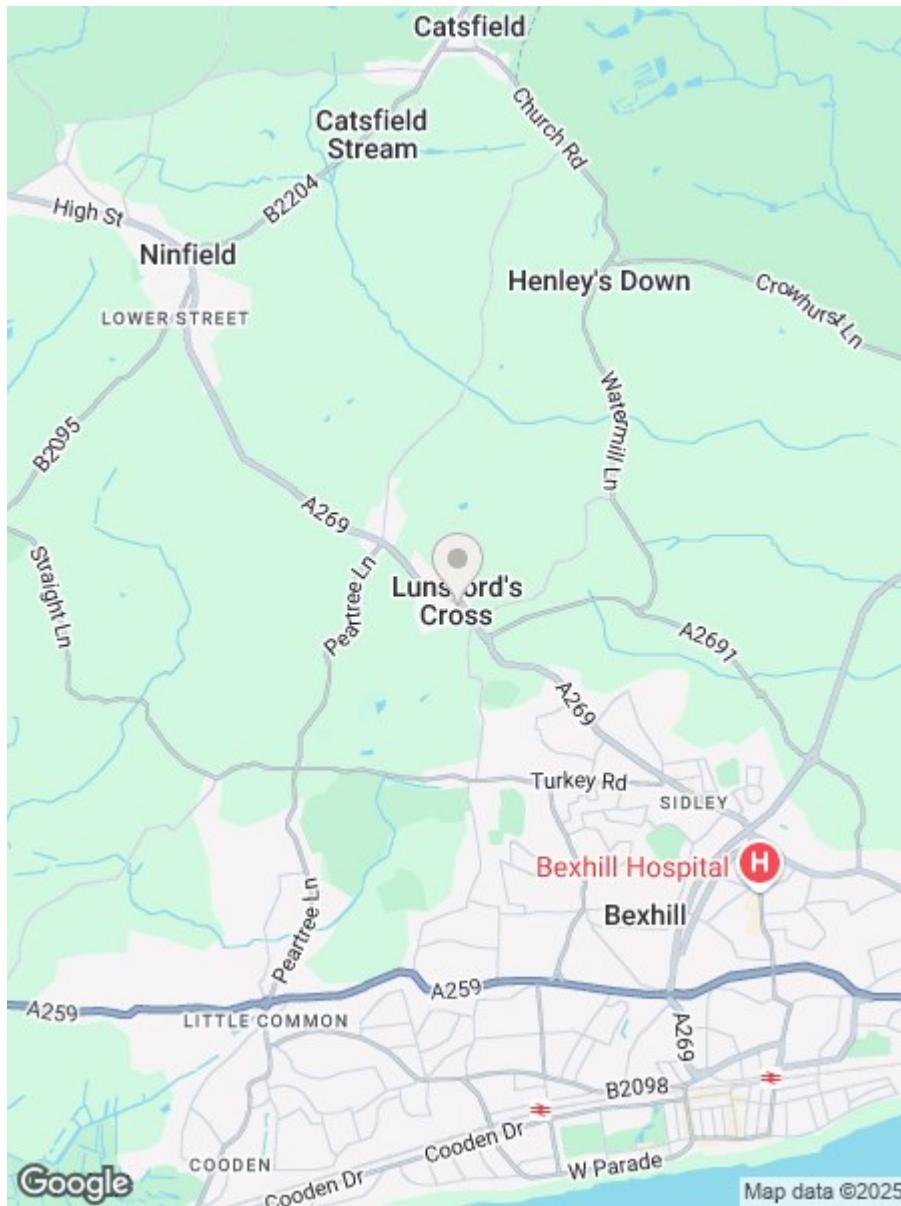
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



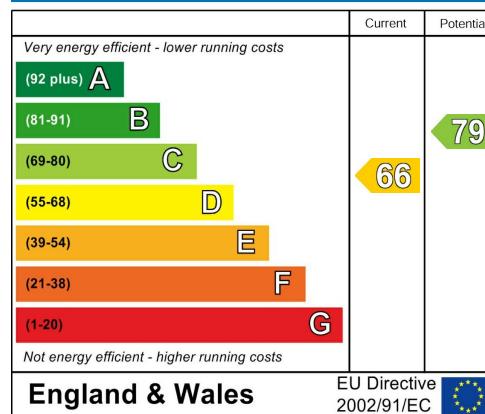


TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.

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



#### Environmental Impact (CO<sub>2</sub>) Rating

