



**Ward Way, Bexhill-On-Sea TN39 4HL**

  
fox & sons

**welcome to**

**Ward Way, Bexhill-On-Sea**

Fox and Sons are delighted to present to the market this well presented three bedroom detached bungalow situated in this highly sought after location of West Bexhill. The property has flexible yet versatile accommodation, elevated views, an internal inspection is highly recommended!



### Entrance

Outer porch with entrance door leading to hallway.

### Entrance Hall

Storage cupboard with shelving and storage above. Radiator. Wood effect flooring.

### Lounge

16' x 13' ( 4.88m x 3.96m )

Double glazed window to the front aspect with further windows to both sides, distance sea views to the front with feature bay window, feature limestone fireplace with coal effect fire, radiator.

### Kitchen

12' 10" x 12' 5" ( 3.91m x 3.78m )

a fitted kitchen with a range of matching wall and base level units with wood effect worktop surfaces, built-in electric oven with a four ring electric hob above, extractor fan, one and a half bowl sink with drainer, under counter fridge and under counter freezer, integrated dishwasher, space and plumbing for washing machine and tumble dryer, tiled splashbacks, double glazed window to the rear aspect. door to the side aspect leading to the garden.

### Bedroom One

13' 1" x 12' 6" ( 3.99m x 3.81m )

Double glazed window to the front aspect with far reaching views towards the sea, built-in wardrobes, Radiator.

### Bedroom Two

10' 5" x 8' 10" ( 3.17m x 2.69m )

Built-in wardrobe cupboards with mirror sliding doors, radiator, and double glazed bay window to the side aspect.

### Dining Room/bedroom Three

13' 1" x 12' 5" ( 3.99m x 3.78m )

Double glazed window to the side aspect, double glazed French doors to the rear aspect Built-in storage space, radiator.

### Seperate Wc

With low level WC , wash hand basin, part tiled walls, obscure double glazed window to the side aspect

### Bathroom

Comprising panelled bath with wall mounted electric power shower with shower over, pedestal wash hand basin, obscure glazed window overlooking the side aspect , Radiator.

### Front Garden

Area laid to lawn, long driveway with off road parking for several cars leading to the garage, various shrub borders.

### Rear Garden

Well maintained gardens with a mixture of plants, shrub borders and trees, area that is laid to lawn with a feature patio area to the top and bottom of the garden, garden shed, access to the garage and gated side access.

### Garage

With up and over door, power and lighting and door to the rear for private access.



Total floor area 108.3 m<sup>2</sup> (1,166 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Ward Way, Bexhill-On-Sea

- DETACHED BUNGALOW
- SOUGHT AFTER "BROAD OAK AREA"
- GARAGE AND PARKING
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS111954 - 0004

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