

**RUSH  
WITT &  
WILSON**



**20 The Mead, Bexhill-On-Sea, East Sussex TN39 3TP  
£560,000**

**A beautiful two double bedroom detached Larkin built bungalow in the stunning Little Common area within easy reach of Little Common Village. The property has a gas central heating system with modern boiler, double glazed windows and doors. The accommodation provides front entrance porch, upvc conservatory, spacious bright lounge/dining room and additional cloakroom, extensive off road parking and extensive garage. Viewing comes highly recommended by the agent Rush Witt & Wilson, Sole Agents.**



### **Entrance Porch**

With entrance door, window overlooking the front elevation.

### **Entrance Hallway**

Spacious with double radiator, additional entrance door and obscure glass window onto the front elevation, cloaks cupboard and access to the partly boarded roof space with drop down loft ladder.

### **Cloakroom**

W.C. with low level flush, wall mounted wash hand basin, double radiator, vanity unit and additional medicine cabinet with mirrored doors, obscure glass window to the side elevation, tiled floor and tiled walls.

### **Dining Room**

23'9" x 17'1" (7.26m x 5.22m )

Dual aspect with windows to the front and rear elevations, French doors lead out onto the garden, two double radiators, ornate fireplace with electric Real flame effect coal fire, gas point is available if required.

### **Kitchen**

13'6" x 11'6" (4.13m x 3.52m )

Window overlooks the rear elevation and door to conservatory. Fitted kitchen comprising a range of wall and base units with laminate straight edge with block worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, larder cupboard with combination gas central heating and domestic hot water boiler, space for fridge/freezer and additional white good space, tiled splashbacks, gas hob with extractor canopy and light, integrated electric oven and grill, double radiator.

### **Conservatory**

11'3" x 3'10" (3.43m x 1.19m )

Window overlooks the rear garden and door, space for tumble dryer, base unit with worktop.

### **Bedroom One**

14'7" x 12'1" (4.47m x 3.70m )

Windows to the front and side elevation, double radiator, wardrobe cupboard with mirror to side.

### **Bedroom Two**

14'6" x 12'5" (4.44m x 3.81m )

Window to the rear elevation, window to the side, double radiator.

### **Bathroom**

Modern suite comprising walk-in double width shower and chrome controls, chrome shower head, chrome heated towel rail, w.c. with concealed cistern, inset wash hand basin with vanity drawers and cupboard beneath and shelving and additional medicine cabinet, obscure glass window to the side elevation and mirror with light, tiled floor and tiled walls and double radiator.

### **Workshop Part Of Extensive Garage**

18'3" x 8'2" (5.58m x 2.49m )

Personal door and window to the rear.

### **Storage Part Of Garage**

8'1" x 6'0" (2.47m x 1.83m )

Double opening doors, power and light.

### **Rear Garden**

Mainly laid to lawn of good size with beautiful patio area for alfresco dining, two timber framed sheds and summer house. All enclosed with fencing to all sides, private and secluded with side access.

### **Front Garden**

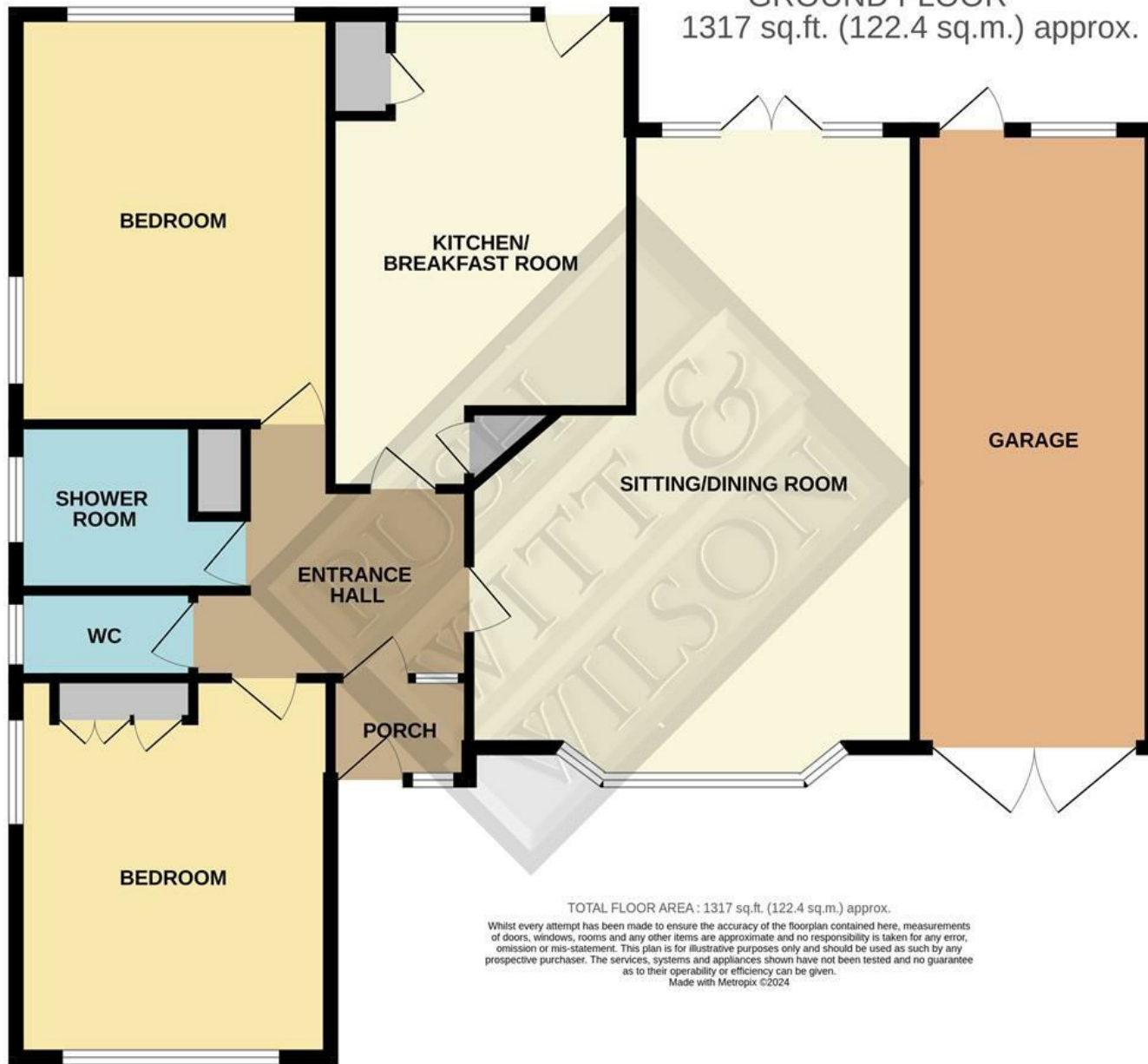
Mainly laid to lawn with beautifully stocked shrub and flower beds, extensive off road parking to be found on brick paved driveway area suitable for several vehicles. Side entrances both sides in the garden and some small trees and well stocked flower and shrub beds and gates either side.

### **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.

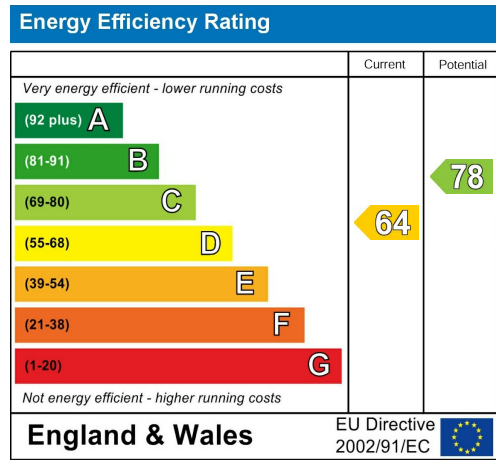
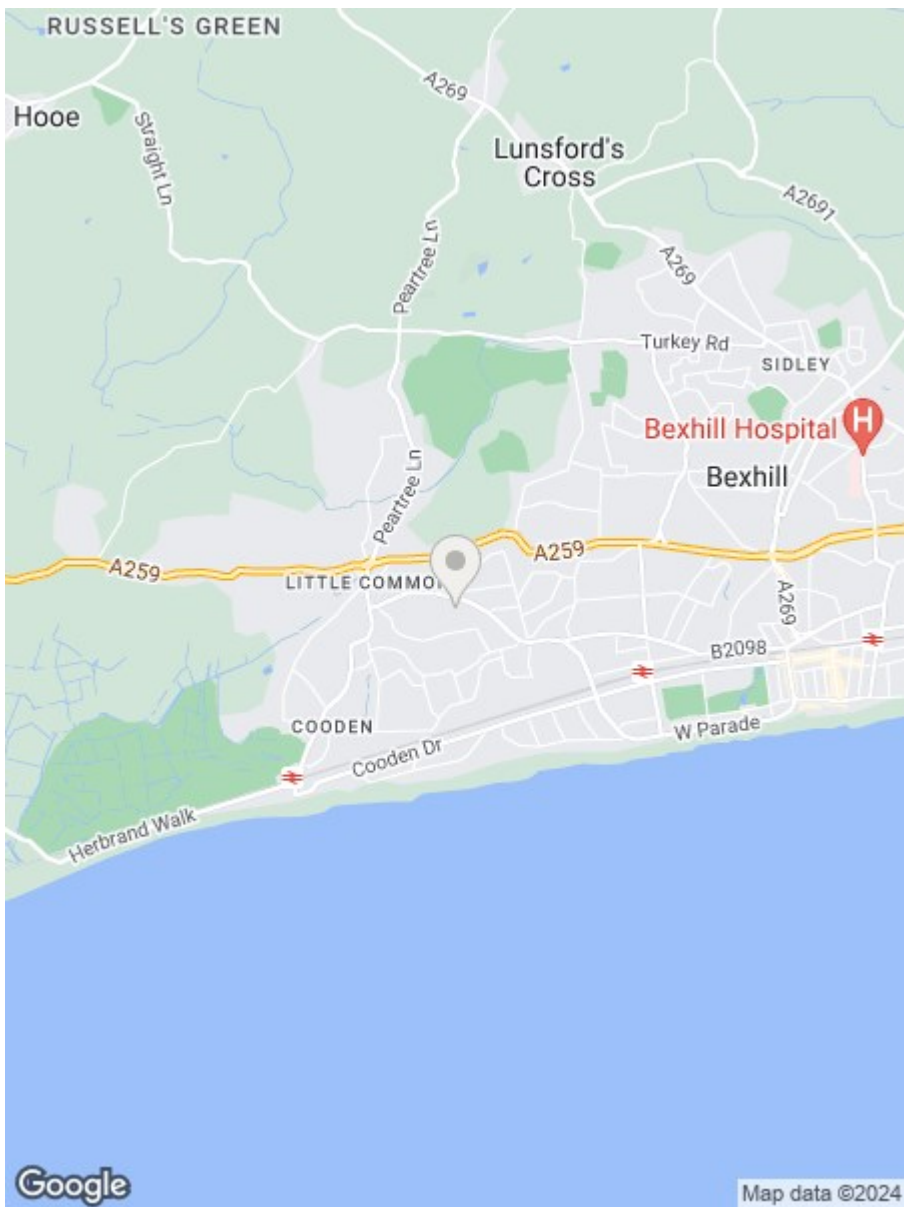


GROUND FLOOR  
1317 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA: 1317 sq.ft. (122.4 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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