

**RUSH
WITT &
WILSON**



**62 Birkdale, Bexhill-On-Sea, East Sussex TN39 3TG
£514,500**

A stunning, spacious two double bedroom detached bungalow, presented to an exceptional standard by the current vendor, refitted modern kitchen and bathroom, nearly new upvc conservatory overlooking ver special and beautiful rear garden, approx. 30' large kitchen/dining room/ living, additional separate living room, entrance porch, gas central heating system, double glazed windows and doors, off road parking, beautiful private front and rear gardens, off road parking on brick paved driveway, conveniently situated with in a short walk from Little Common Village with its excellent range of shopping facilities and services, as well as bus services to Eastbourne and Hastings. Viewing comes highly recommend by RWW sole agents. NO Onward Chain. Council Tax Band D.



Entrance Porch

With entrance door, obscured glass windows to the front elevation.

Entrance Hallway

Double radiator, parquet flooring, access to roof space, built in cloaks cupboard, built in linen cupboard.

Living Room

19'4" x 12'3" (5.90 x 3.74)

Window overlooks the front elevation, double radiator, exposed parquet flooring.

Kitchen/Breakfast/Living Room

30'5" x 13'8" (9.29 x 4.19)

Two double radiators, French doors open out into the conservatory, personal door to the side, area for table and chairs, seating area, beautiful re-fitted modern kitchen comprising a range of base and wall units with laminate worktops, one and half bowl sink unit with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for tumble dryer, fridge/freezer, induction hob with extractor canopy and light, double oven with grill, microwave and steamer, storage drawers and cupboards, window to the front elevation.

Upvc Conservatory

12'5" x 11'3" (3.80 x 3.44)

upvc double glazed construction, overlooking the rear garden, French doors to the side elevation.

Bedroom One

12'3" x 14'1" (3.74 x 4.31)

Window to the front elevation, double radiator, fitted wardrobe cupboards.

Bedroom Two

12'4" x 13'0" (3.78 x 3.97)

Window to the rear elevation, double radiator.

Bathroom

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with tiled splashbacks, vanity unit with mirror and light, walk in shower cubicle with chrome controls and chrome showerhead, heated towel rail/radiator, two obscured glass windows overlook the rear elevation.

Outside**Front Garden**

Lawned area, beautifully kept shrub and flowerbeds, extensive off road parking is available on bricked paved driveway, side access.

Rear Garden

Beautifully landscaped with a whole host of shrubs, plants and trees of various kinds, all enclosed with fencing to all sides, summerhouse, the garden is mainly laid to lawn with side access, outside water tap, top the rear of the garden there is a patio area for alfresco dining, allotment area, an additional timber framed shed, pergola and trellising, shingled and seating areas.

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.



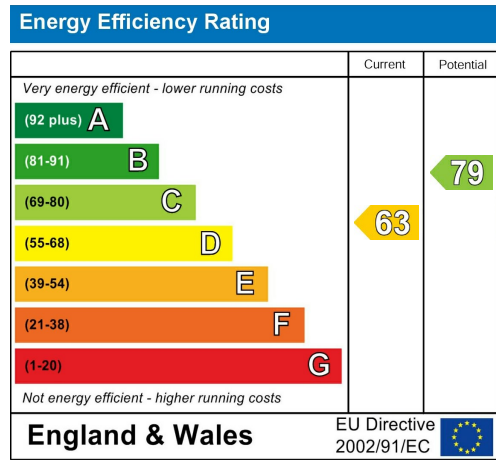
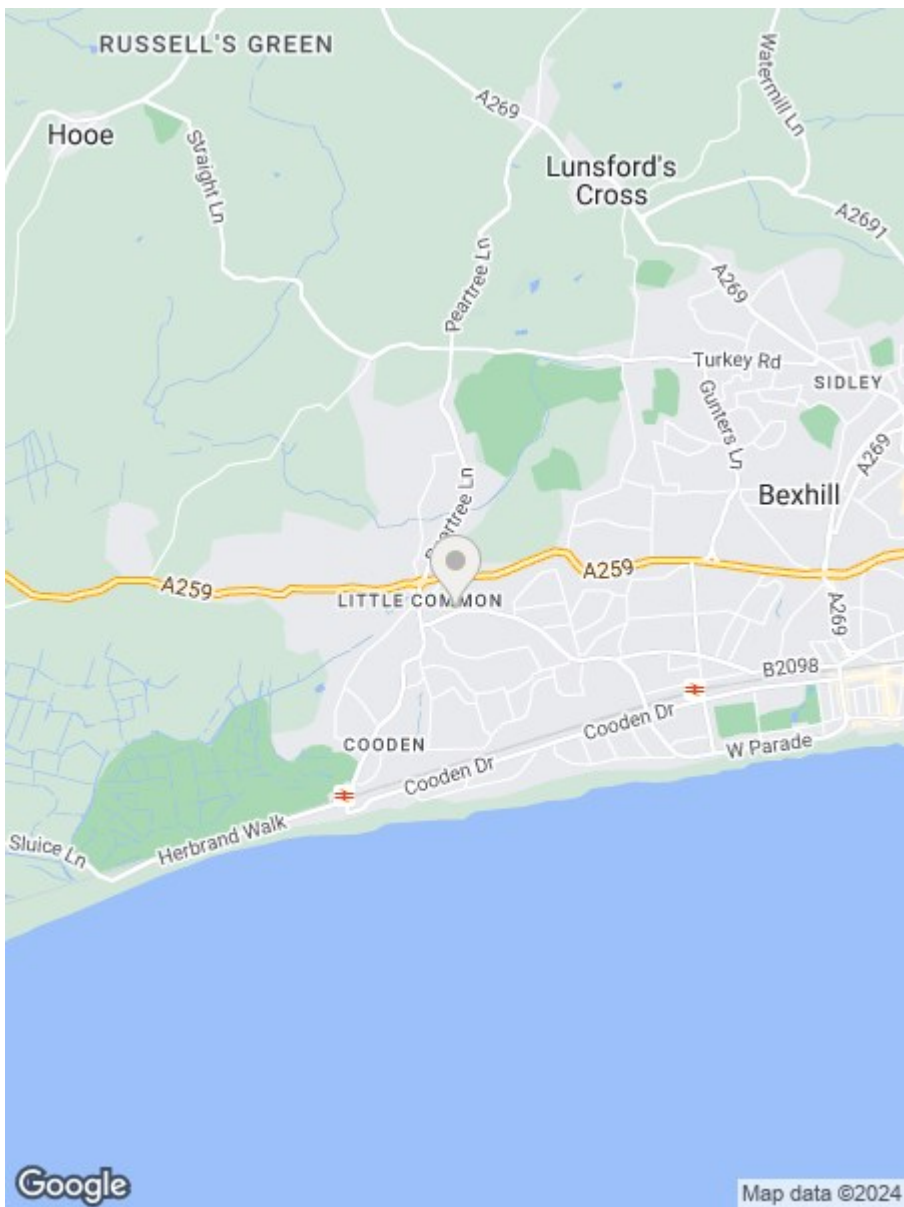
GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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.

Made with Metropix ©2024



**RUSH
WITT &
WILSON**

**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**