

**RUSH  
WITT &  
WILSON**



**4 Bicton Gardens, Bexhill-On-Sea, East Sussex TN39 3TB  
£550,000**

**A well presented two bedroom detached bungalow, situated in this highly sought after Cooden location. Offering bright and spacious accommodation throughout, the property comprises, two double bedrooms, modern fitted shower room, kitchen/dining room, large living room, utility room. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally, the property boasts off road parking for several vehicles, beautifully maintained rear gardens and garage. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band E.**



**Entrance Porch**

With entrance door, window overlooks the side elevation.

**Entrance Hallway**

Double radiator.

**Living Room**

16'9" x 14'11" (5.13 x 4.55)

Window overlooks the beautiful rear gardens with southerly elevation. two double radiators, granite effect fireplace with real flame coal gas fire.

**Kitchen/Breakfast Room**

19'8" x 9'11" (6.01 x 3.03)

Windows overlook the side elevation, French doors lead out onto a beautiful patio area, radiator, modern fitted kitchen comprising a range of fitted base and wall units with Corian worktops with inset composite sink unit and mixer tap, tiled splashbacks, induction hob with extractor canopy and light, built in AEG double oven with grill, single radiator and breakfast bar, tiled floor.

**Utility Room**

13'4" x 8'0" (4.07 x 2.46)

Windows overlook the front, rear and side elevations, double radiator, base units with single bowl stainless sink unit with mixer tap, plumbing for the washing machine, space for tumble dryer and dishwasher, wall mounted gas central heating and domestic hot water boiler, double radiator, large storage cupboard.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscured glass window to both the rear and side elevations.

**Inner Hallway****Bedroom One**

13'9" x 13'5" (4.20 x 4.09)

Windows to both the front and side elevations, single radiator, fitted wardrobe cupboards.

**Bedroom Two**

11'11" x 13'1" (3.65 x 4)

Windows to the front and side elevations, single radiator.

**Bathroom**

Suite comprising w/c low level flush, wash hand basin with

mixer tap, large walk in shower cubical with wall mounted controls, two chrome heated towel rails, tiled walls.

**Outside****Front Gardens**

Mainly designed with low maintenance in mind, extensive off road parking is available on bricked paved driveway and off road parking area, some shrubbery, side access is available, fencing to one side.

**Rear Garden**

A particular feature to the property with a southerly aspect, mainly laid to lawn, stunning patio areas are available for alfresco dining, allotment area, the garden is well stocked with a whole host of mature shrubbery, plants and trees of various kinds, timber framed potting shed, all enclosed with fencing to all sides offering privacy and seclusion.

**Side Garden**

Outside water tap, neatly kept shrub and flowerbeds, private and secluded, timber framed shed.

**Single Garage**

With up and over door, personal door and window to the rear, shelving.

**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.

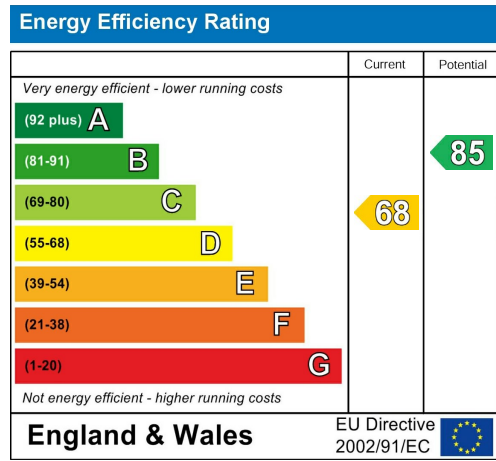


GROUND FLOOR  
1288 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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