

**RUSH  
WITT &  
WILSON**



**6 Alfray Road, Bexhill-On-Sea, East Sussex TN40 2PS  
£399,000**

**A beautifully presented, refurbished and spacious two bedroom detached bungalow situated in a corner cul-de-sac position, with entrance porch, modern fitted kitchen, gas central heating system, double glazed windows and doors, beautiful reception room space with upvc southerly facing conservatory and dining room area, main living room with real flame gas fire, separate cloak room, modern kitchen and bathroom with separate shower as well as traditional bath, private front, side and rear gardens, detached garage, off road parking for several vehicles, NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill, sole agents. Council Tax Band D.**



**Entrance Porch**

With entrance door opening to:-

**Hallway**

Radiator, cupboard housing electric meter.

**Living/Dining Room**

19'8" x 13'8" (6m x 4.18m )

Double glazed windows overlooking the rear elevations, feature fireplace with gas fire, double glazed doors giving access to the conservatory. Two double radiators.

**Conservatory**

9'7" x 9'4" (2.94m x 2.86m )

Double glazed windows overlooking the rear garden, double glazed French doors giving access onto the rear.

**Kitchen**

12'3" x 10'4" (3.75m x 3.16m )

Modern fitted kitchen with a range of wall and base level units with wood effect worktop surfaces, sink and drainer with mixer tap, space for Range cooker, space and plumbing for dishwasher, space and plumbing for washing machine, space and plumbing for tumble dryer, space for American style fridge/freezer, tiled walls, double glazed window overlooking the side and rear elevations with obscure glass panelled door giving access onto the side. Double radiator, gas central heating boiler.

**Bedroom One**

13'5" x 13'0" (4.1m x 3.97m )

Double glazed bay window to front and side elevations, radiator.

**Bedroom Two**

11'10" x 10'9" (3.61m x 3.28m )

Double glazed bay window overlooking the front elevation, radiator.

**Bathroom**

Modern suite comprising panelled bath with mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head. Vanity unit with wash hand basin with mixer tap, obscure glass panelled window overlooking the side, chrome heated towel rail, tiled walls and tiled floor.

**Separate WC**

Suite comprising w.c. with low level flush, wall mounted towel rail, window overlooking the side elevation.

**Outside****Front Garden**

Well maintained front gardens with lawn, small plants and flower beds.

**Rear Garden**

Well maintained landscaped rear garden with raised decking area to enjoy the sunlight, timber framed summerhouse. Gate leading to garage and driveway and fencing to all sides.

**Garage**

Detached garage with up and over door, power and light with extensive off road parking in front.

**Agents Note**

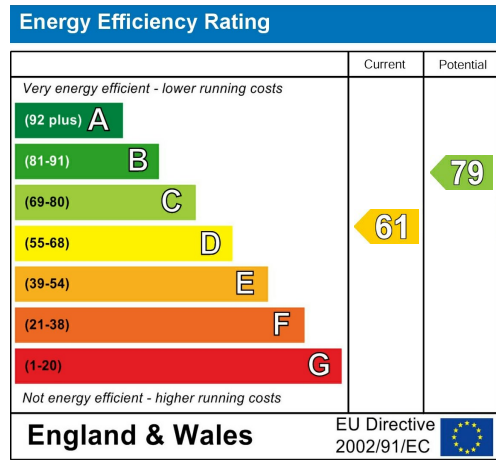
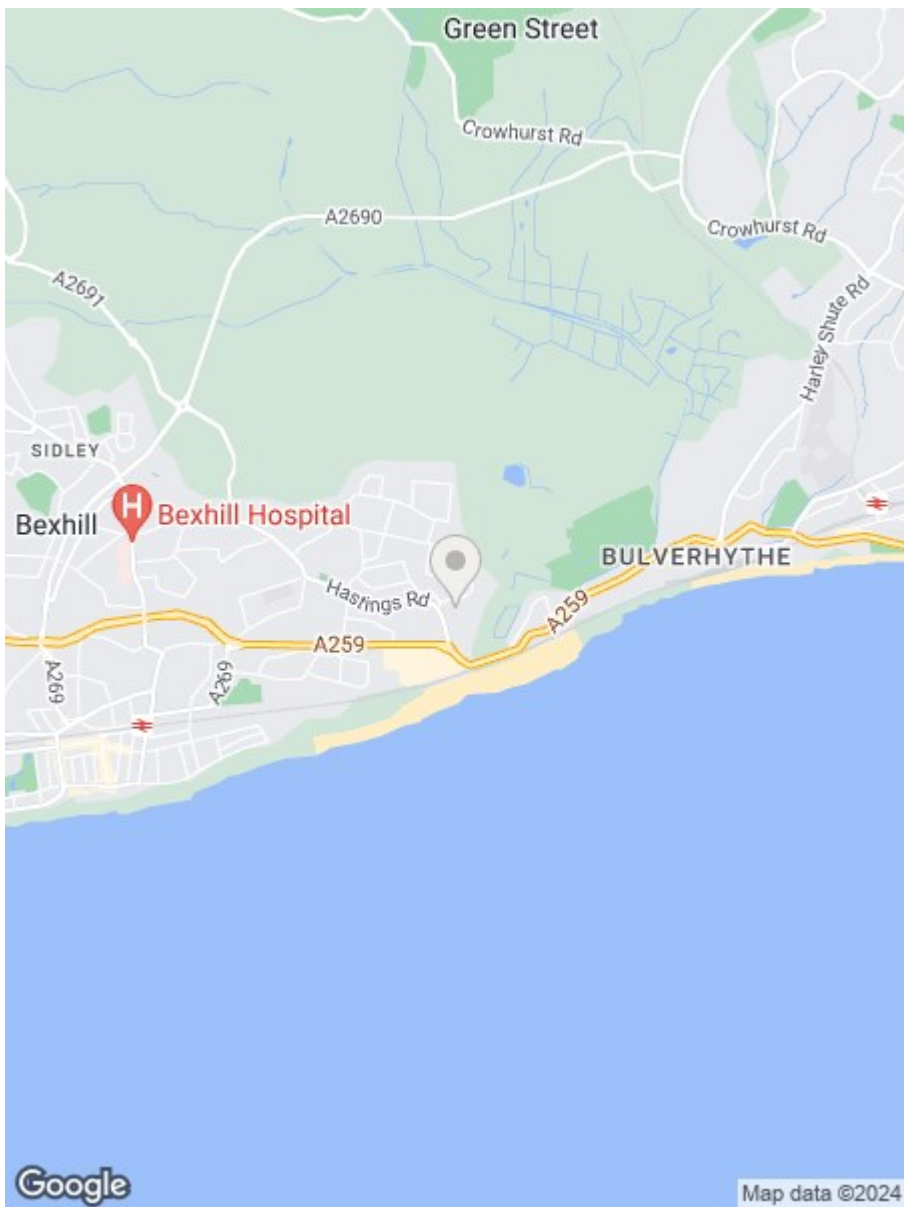
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



# Floor Plan



Total area: approx. 83.3 sq. metres (896.3 sq. feet)



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**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**