

**RUSH
WITT &
WILSON**



**30 Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2SW
£395,000**

A very spacious, two bedroom detached bungalow with extensive private gardens, southerly facing rear garden, gas central heating system, double glazed windows and doors, modern kitchen/breakfast room and bathroom, entrance porch, living room, upvc conservatory, extensive off road parking with garage, No Onward Chain. Viewing comes highly recommended by RWW. Council Tax Band C.



Entrance Porch

With windows to the side and front elevations, entrance door.

Entrance Hallway

Single radiator, access to the roof space via loft ladder (with power and light), boiler cupboard with gas central heating and domestic hot water boiler.

Kitchen/Breakfast Room

17'7" x 8'7" (5.36 x 2.64)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for cooker with gas connection, space for fridge/freezer, breakfast bar.

Living Room

19'5" x 12'0" (5.92 x 3.66)

Two single radiators, herringbone hardwood flooring, living flame coal gas effect fire set in brick fireplace.

Conservatory

13'1" x 8'10" (4.00 x 2.70)

Overlooking and giving access to the rear garden, upvc double glazed construction, tiled floor.

Bedroom One

10'7" x 11'2" (3.23 x 3.42)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

Bedroom Two

9'6" x 8'7" (2.90 x 2.63)

Window to the side elevation, radiator, built in wardrobes.

Bathroom

Suite comprising walk in shower cubicle with chrome controls and chrome controls and chrome showerhead, wc with low level flush, wash hand basin with vanity unit beneath, tiled walls, obscured glass windows to the rear elevation, single radiator, tiled floor.

Rear Lobby

With door to the rear patio.

Outside**Front Garden**

Mainly laid to lawn with well kept shrub and flowerbeds, extensive off road parking can be found on two different hardstanding areas, wrought iron gates, mature shrubbery, plants and trees of various kinds, side access is available.

Garage

With up and over door, power and light, personal door to the side elevation.

Rear Garden

A particular feature to the property with southerly aspect, extensive in size, mainly laid to lawn with patio areas suitable for alfresco dining, outside water tap, greenhouse, enclosed with a combination of fencing and mature hedging to the sides, trellising to the rear offering privacy and seclusion.

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.

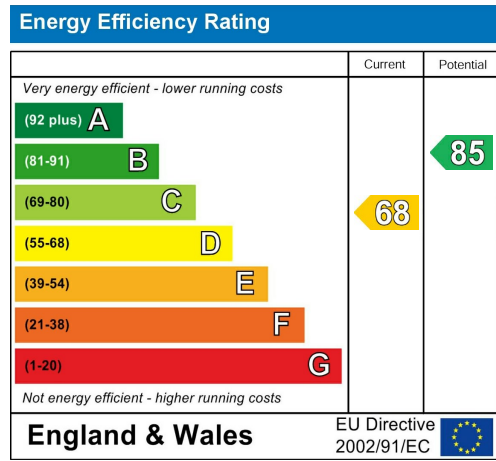
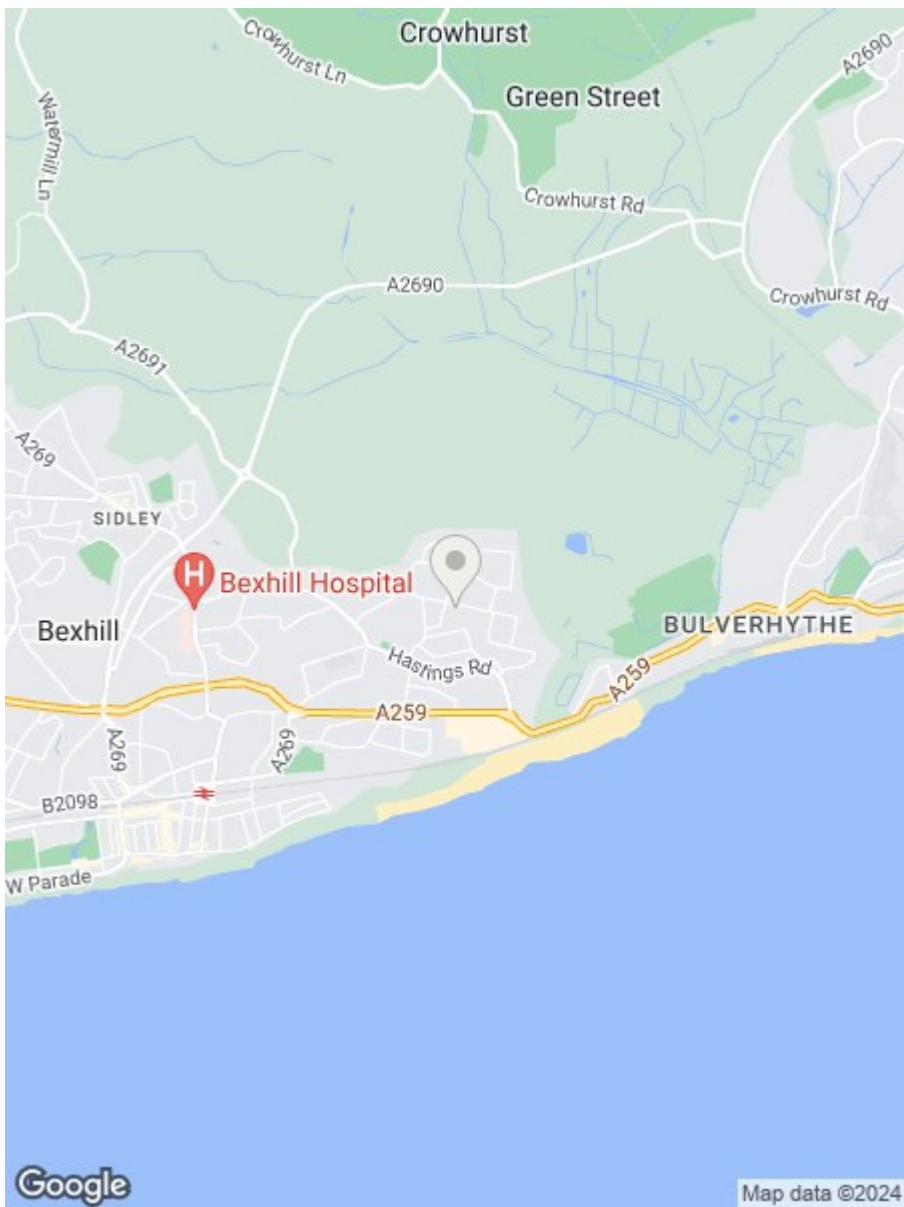


GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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