

**RUSH  
WITT &  
WILSON**



**3 Laburnum Gardens, Bexhill-On-Sea, East Sussex TN40 2PF  
£375,000**

**An opportunity to acquire this exceptionally well presented three bedroom semi detached bungalow, ideally located in this quiet cul-de-sac location. Offering bright and spacious accommodation throughout the property comprises large lounge, conservatory, kitchen/breakfast room, three double bedrooms, modern fitted bathroom and separate wc. Other internal benefits include gas central heating to radiators with modern combination boiler still with two years remaining on the warranty and double glazed windows throughout. Externally the property offers a beautifully maintained south facing rear garden and a large driveway to the front of the property offering off road parking for multiple vehicles. Conveniently situated in this sought after residential location with easy access to local amenities and local bus routes, viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow in this quiet close. Council Tax Band C.**



### **Porch**

9'8" x 4'1" (2.96 x 1.26)

Obscured glass panelled double glazed door leading to porch, obscured double glazed windows to the front, side and rear elevations. Obscured glass panelled internal front door with obscured glass panelled side light window leading to hallway

### **Hallway**

Radiator, access to loft space with pull down ladder, storage cupboard with fitted shelving and additional storage cupboard above.

### **Lounge**

17'8" x 11'10" (5.41 x 3.62)

Internal double glazed windows and double glazed door giving access to the conservatory, internal door leading to kitchen, door leading to bedroom two, two radiator, feature fireplace with modern fitted electric fire, ceiling mounted spotlights.

### **Kitchen/Breakfast Room**

12'5" x 8'9" (3.80 x 2.69)

Double glazed windows to rear elevation with treetop and rooftop views, with glimpses of the sea, obscured glass panelled glass door giving access to rear porch/wc, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, integrated microwave, space for free standing fridge/freezer, integrated dishwasher, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for washing machine, worktop mounted gas hob with fitted stainless steel extractor hood above, stainless steel splashback, part tiled walls, tiled floor, recessed ceiling spotlights, alcove with fitted shelving.

### **Rear Porch**

9'1" x 3'3" (2.79 x 1.01)

Obscured double glazed windows to the front, side and rear elevations with a rear aspect obscured glass panelled double glazed door giving access to the rear garden, low level wc, wall mounted corner wash hand basin with mixer tap.

### **Conservatory**

11'11" x 11'3" (3.65 x 3.45)

Double glazed windows to the rear and side elevations, with

lovely rooftop and treetop views, obscured double glazed door giving access to the rear garden, radiator.

### **Bedroom One**

12'9" x 9'10" (3.90 x 3.02)

Double glazed window to front elevation, radiator.

### **Bedroom Two**

15'8" x 7'3" (4.78 x 2.21)

Double glazed window to front elevation, radiator, services cupboard housing electric meter, gas meter and electric consumer unit.

### **Bedroom Three**

9'10" x 7'7" (3.01 x 2.32)

Double glazed window to front elevation, radiator.

### **Bathroom**

Side aspect obscured double glazed window, chrome heated towel rail, modern white bathroom suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, panelled enclosed P bath with mixer tap and shower attachment, cupboard housing the gas central heating combination boiler with fitted shelving and storage cupboard above, tiled walls and tiled floor, extractor fan and electric shaver point.

### **Externally**

#### **Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles, small low maintenance garden area with astro turf and plant and shrub borders.

#### **Rear Garden**

South facing rear garden tired with three separate sun patios, modern garden shed, gated access down one side of the property leading to front drive, outside tap, mature plant and shrub borders, closed board fencing.

#### **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.

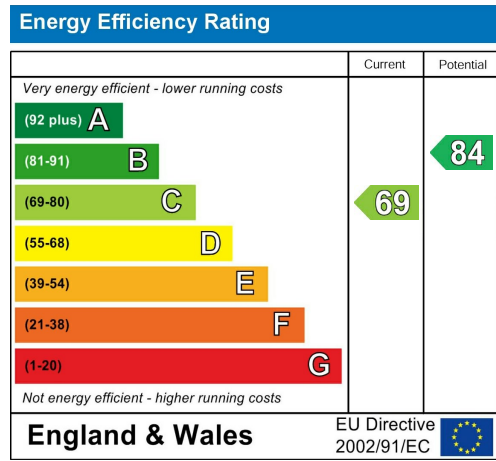
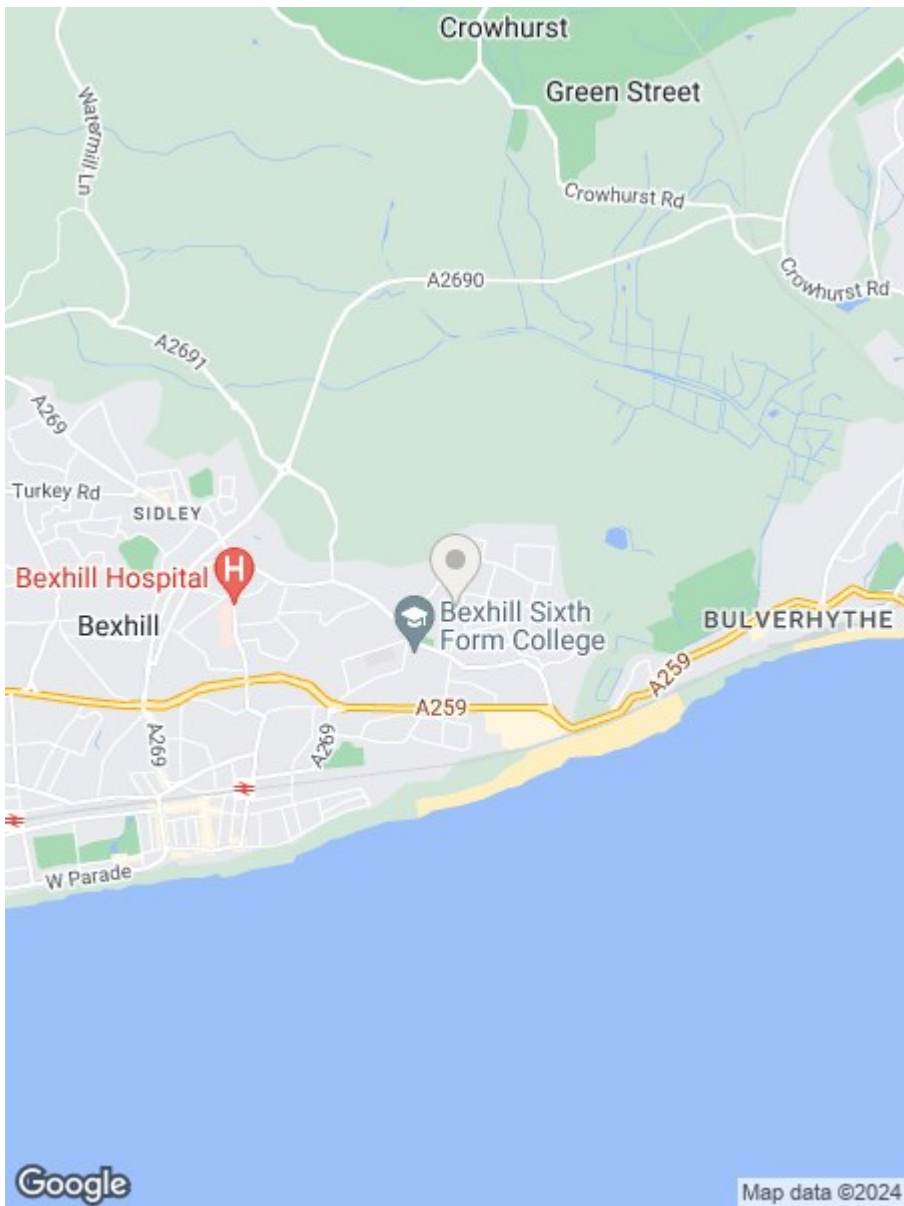




TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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