

**RUSH  
WITT &  
WILSON**



**9 Rookhurst Road, Bexhill-On-Sea, East Sussex TN40 2NZ  
£450,000**

**A bright and spacious detached bungalow, situated in this sought after residential location of Bexhill on an impressive 0.25 acres plot, comprising two double bedrooms, large entrance hall, fitted kitchen, dining room, dual aspect living room, bathroom suite and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally the property boasts off road parking to the front, multiple vehicles and garage and extensive rear garden with far reaching views. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance Porch**

Double glazed windows and obscured glass panelled door to the front elevation, herringbone wood effect laminate flooring.

**Entrance Hallway**

Obscured glass panelled entrance door, radiator, airing cupboard housing the hot water cylinder with slatted shelving and additional storage cupboard above, access to loft space via loft hatch.

**Living Room**

20'1" x 13'6" (6.13 x 4.14)

Dual aspect with windows to the side elevation and glass panelled sliding doors giving access into the conservatory and overlooking the rear garden with distant sea views, feature fireplace, radiator.

**Dining Room**

11'9" x 10'10" (3.60 x 3.31)

Glass panelled sliding doors giving access onto the conservatory, double radiator.

**Conservatory**

24'2" x 7'3" (7.39 x 2.23)

uPVC double glazed construction, double glazed windows and glass panelled sliding door look out and give access onto the rear garden with beautiful views across the garden towards the sea, double radiator.

**Kitchen**

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

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor canopy above, space for freestanding fridge and freezer, double glazed windows to the rear elevation overlooking the rear garden with beautiful distant views across Bexhill towards the sea, radiator, tiled splashbacks, glass panelled wood sliding door leading to the utility area.

**Utility Room**

Plumbing and space for washing machine and space for tumble dryer, obscured glass panelled door giving access to the front of the property.

**Bedroom One**

15'8" x 13'6" (4.78 x 4.14)

Dual aspect with double glazed windows to the front and side elevations, radiator.

**Bedroom Two**

12'0" x 11'11" (3.66 x 3.64)

Double glazed windows to the front elevation, radiator.

**Bathroom**

Comprising w.c with low level flush, panel bath with chrome mixer tap and shower attachment, pedestal mounted wash hand basin, bidet, tiled and walked in shower cubicle with wall mounted electric shower, chrome shower attachment and chrome showerhead, two radiators, obscured double glazed windows to the side elevation, part tiled walls.

**Separate WC**

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, extractor fan and radiator, part tiled walls.

**Outside****Front Garden**

Driveway providing off road parking for multiple vehicles leading to garage.

**Garage**

With up and over door.

**Rear Garden**

Extensive in size, well established comes mainly laid to lawn, patio areas suitable for alfresco dining, various shrubs, trees and flowers of various kinds, enclosed to all sides.

**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.

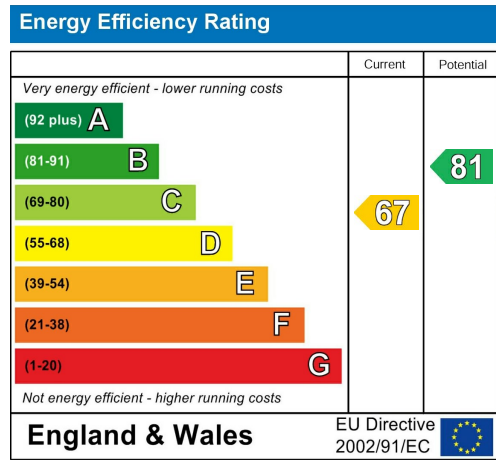
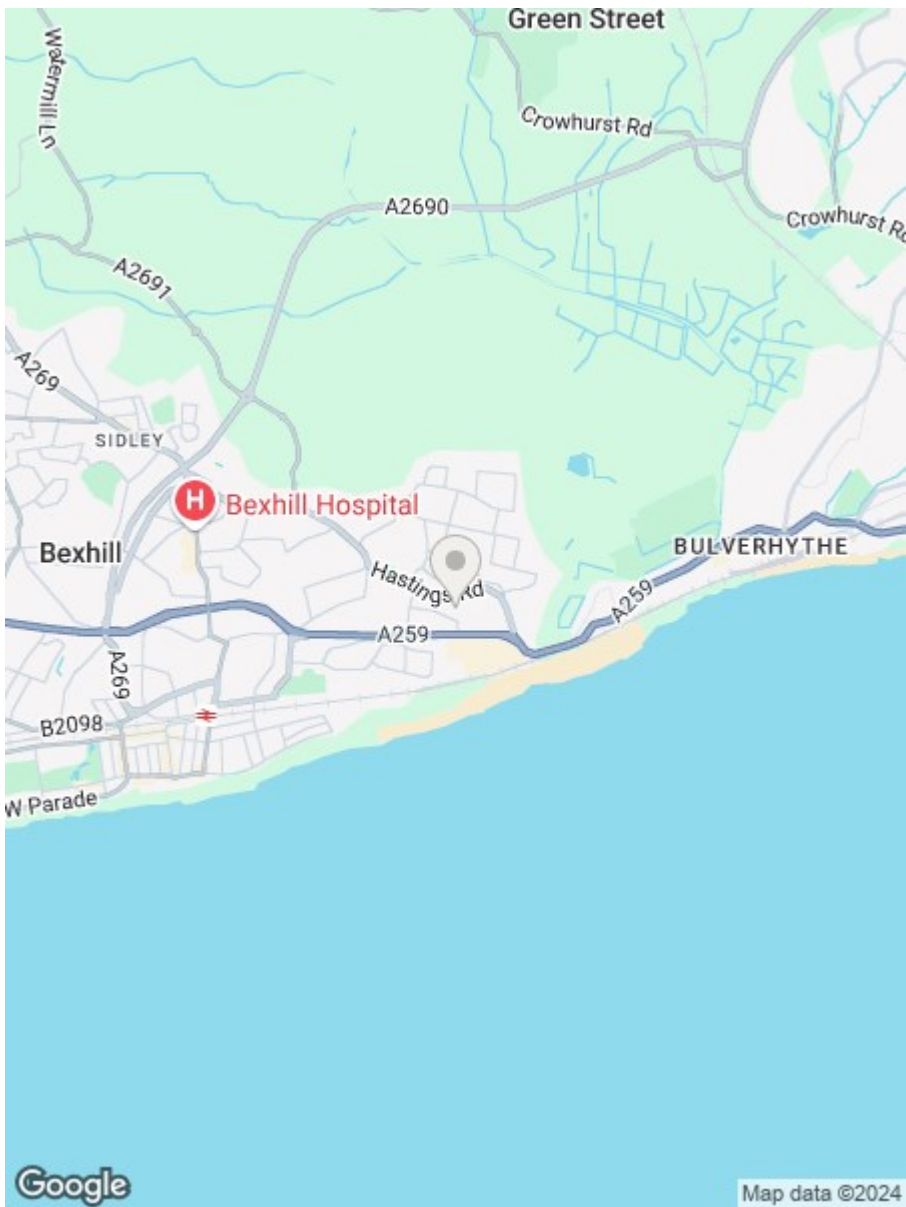


GROUND FLOOR  
1336 sq.ft. (124.2 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.2 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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