

**RUSH
WITT &
WILSON**



**12 Crofton Park Avenue, Bexhill-On-Sea, East Sussex TN39 3SE
£435,000**

A spacious three bedroom detached bungalow, entrance porch, gas central heating, double glazed windows and doors, breakfast room, living room, fitted kitchen, utility room, garage, double glazed windows and doors, private front and rear gardens, VACANT POSSESSION, situated in the highly sought after area of Cooden, Bexhill. Viewing comes highly recommended by RWW. Council Tax Band E.



Entrance Porchway

Windows overlooking the front and side elevations, door to side.

Entrance Hallway

Single radiator, access to loft space.

Cloakroom/WC

WC with low level flush, wall mounted wash hand basin, single radiator, obscured glass window to the side elevation.

Living Room

18'7 x 11'10 (5.66m x 3.61m)

Windows to the side elevation, patio doors with views and access onto the southerly facing rear garden, double radiator, gas fire.

Breakfast Room

13'0 x 7'10 (3.96m x 2.39m)

Window overlooks the rear southerly elevation, double radiator.

Kitchen

14'6 x 9'9 (4.42m x 2.97m)

Window overlooks the side elevation, fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, twin drainer stainless steel sink unit with mixer tap, space for oven, space for fridge freezer.

Utility Room

10'2 x 11'0 (3.10m x 3.35m)

Windows to both the side, front and rear elevations, door leads to rear garden, base and wall units with laminate worktops, single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and additional white goods.

Bedroom One

12'0 x 11'11 (3.66m x 3.63m)

Window to the front elevation, double radiator, fitted wardrobe cupboards .

Bedroom Two

11'9 x 10'6 (3.58m x 3.20m)

Window to the front elevation, double radiator.

Bedroom Three

12'5 x 6'6 (3.78m x 1.98m)

Window to the side elevation, single radiator.

Bathroom

Comprising panelled bath with hand/shower attachment, inset wash hand basin with vanity unit beneath, chrome heated towel rail, obscured glass window to the side elevation, electric shaver point, built in airing cupboard, half height wall tiling.

Outside

Front Garden

Mainly laid to lawn with bricked paved driveway providing off road parking with access to garage.

Garage

Personal door with window to the rear, electrically operated up and over door, shelving, gas central heating and domestic hot water boiler.

Rear Garden

Southerly facing, mainly laid to lawn, enclosed with hedging to all sides offering privacy and seclusion, patio areas suitable for alfresco dining, side access is available. Greenhouse and additional side garden with mature shrubbery, two outside water taps.

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.

Council Tax Band – E

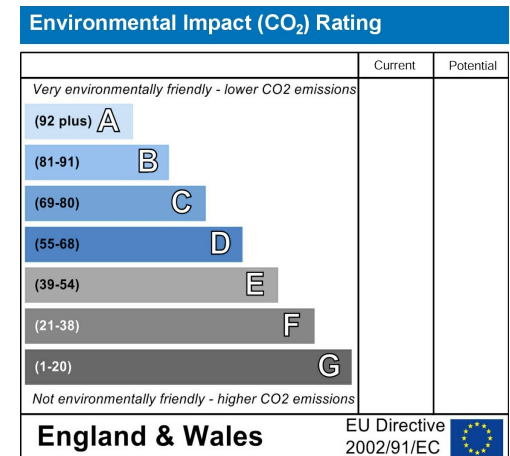
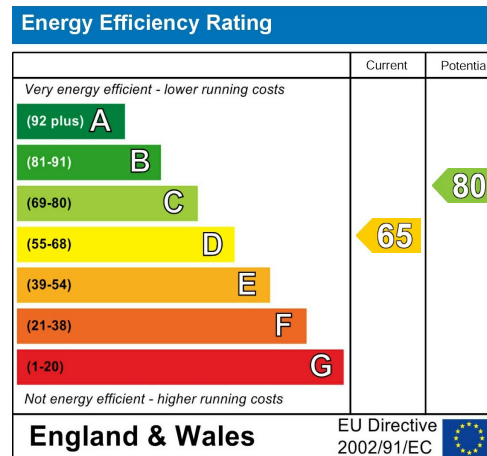
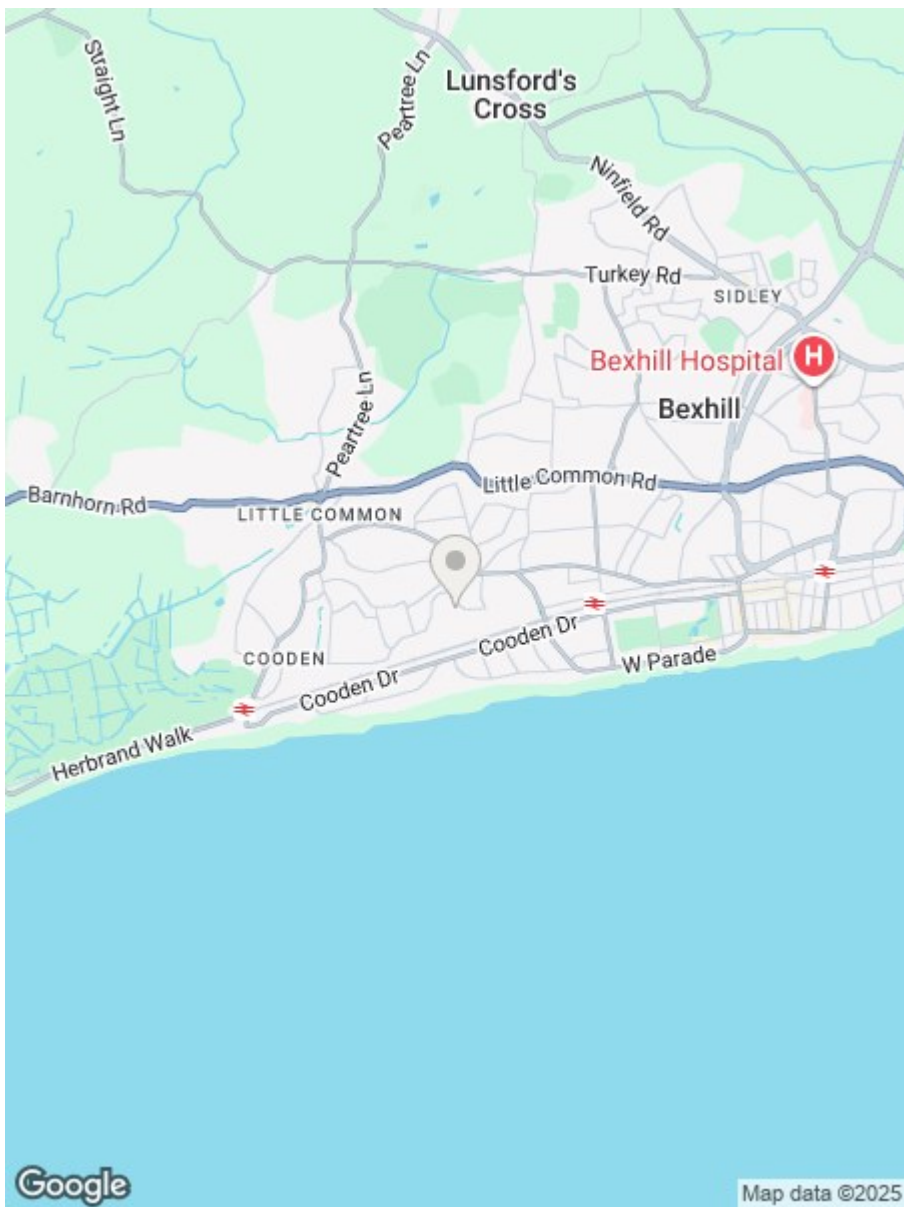


GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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