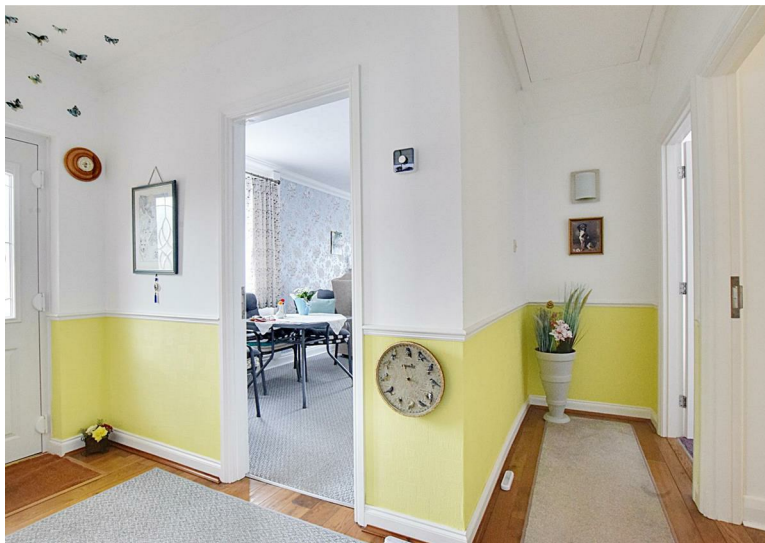


**RUSH
WITT &
WILSON**



**3 Cowdray Close, Bexhill-On-Sea, East Sussex TN39 4NL
£355,000 Share of Freehold**

A beautifully presented modern style two bedroom semi-detached bungalow with accommodation comprising a beautiful kitchen/breakfast room, spacious and bright living/dining room and modern shower room. Other benefits include gas central heating system and double glazed windows and doors. Outside there are private front and rear gardens and a garage en-bloc. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Hallway

Entrance door, double radiator, access to roof space.

Living/Dining Room

23'0 x 12'11 (7.01m x 3.94m)

Window to the front, window to the side, beautiful ornate fireplace with granite plinth and electric Real Flame fire, two double radiators.

Kitchen/Breakfast Room

13'9 x 8'6 (4.19m x 2.59m)

Double radiator and beautiful fitted kitchen comprising a range of base and wall units with quartz worktops, inset butler sink with mixer tap, electric induction hob with splashback and extractor canopy and light, built-in double oven with grill, fridge and freezer, breakfast bar, pantry cupboard with gas central heating and domestic hot water boiler, door to rear garden and integrated washing machine.

Bedroom One

15'7 x 11'0 (4.75m x 3.35m)

Window to the side elevation, double radiator, five integrated wardrobes.

Bedroom Two

15'8 x 13'9 (4.78m x 4.19m)

French doors lead out to the rear garden, fitted wardrobe cupboards. Bathroom also in this room.

Shower Room

Modern suite comprising walk-in shower with rainfall shower head and chrome controls, glass brick light to the side, heated towel rail finished in chrome, pedestal wash hand basin, wc with low level flush, tiled floor and part tiled walls, mirror with light, wall mounted vanity unit.

Outside

Front & Side Gardens

This is designed for low maintenance in mind which has been paved. There is a also a lawned area to the side of the property.

Rear Garden

Low maintenance garden with astro turf laid and shingled areas, well stocked flower and shrub beds which are all enclosed with a combination of fencing and walls and there is also an outside water tap, outside power points and side gate.

Garage En-Bloc

To the rear.

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.

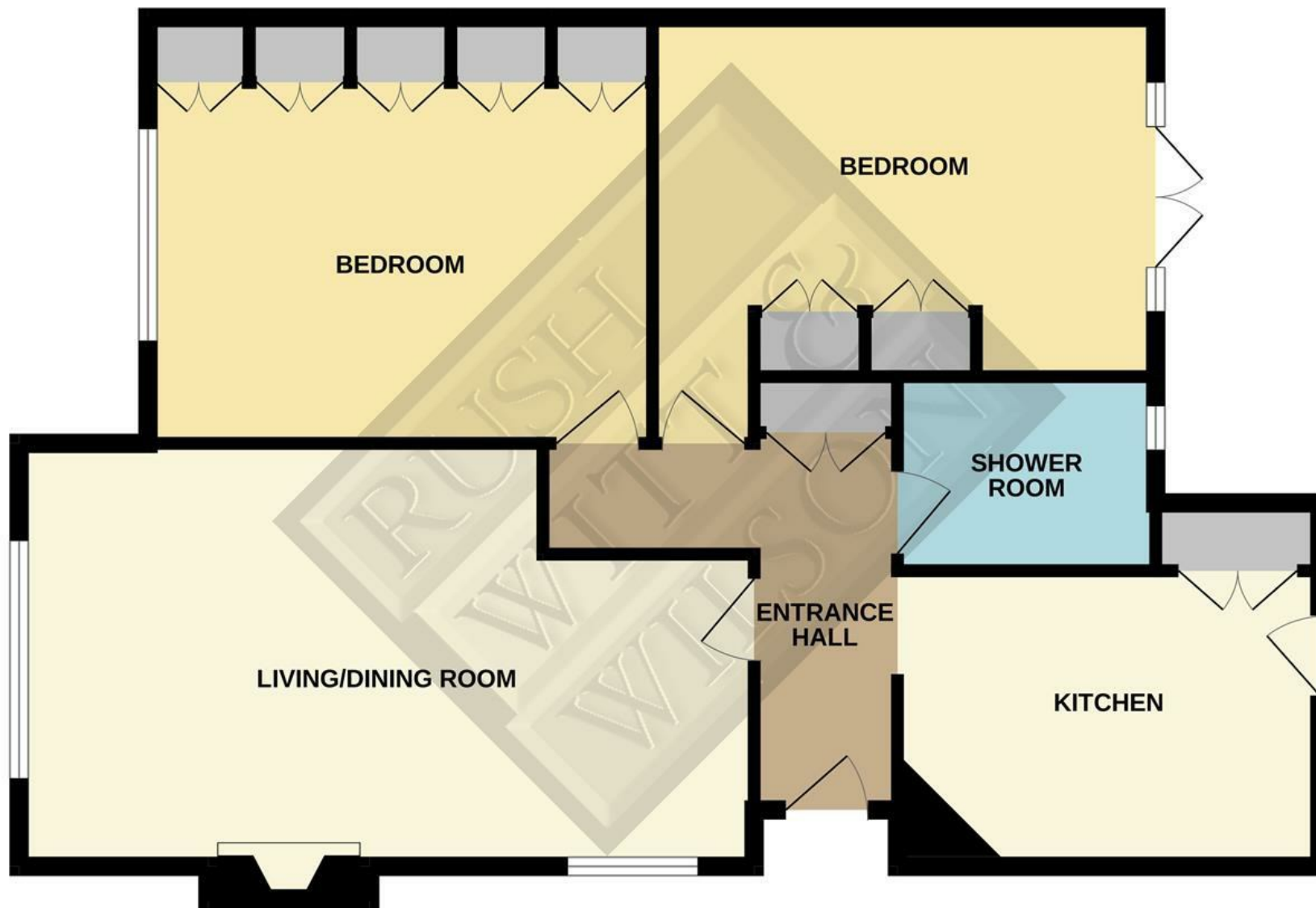
Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



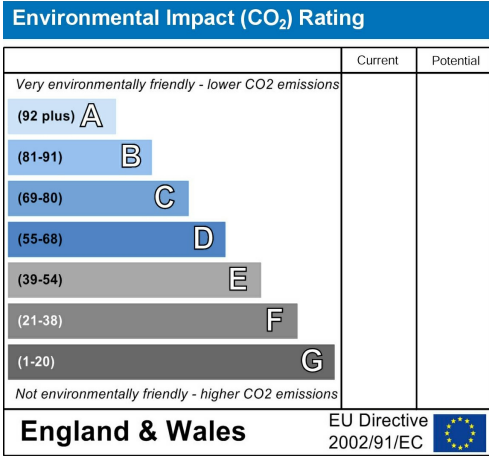
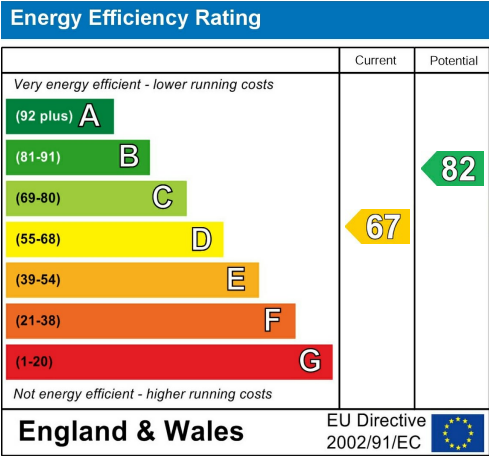
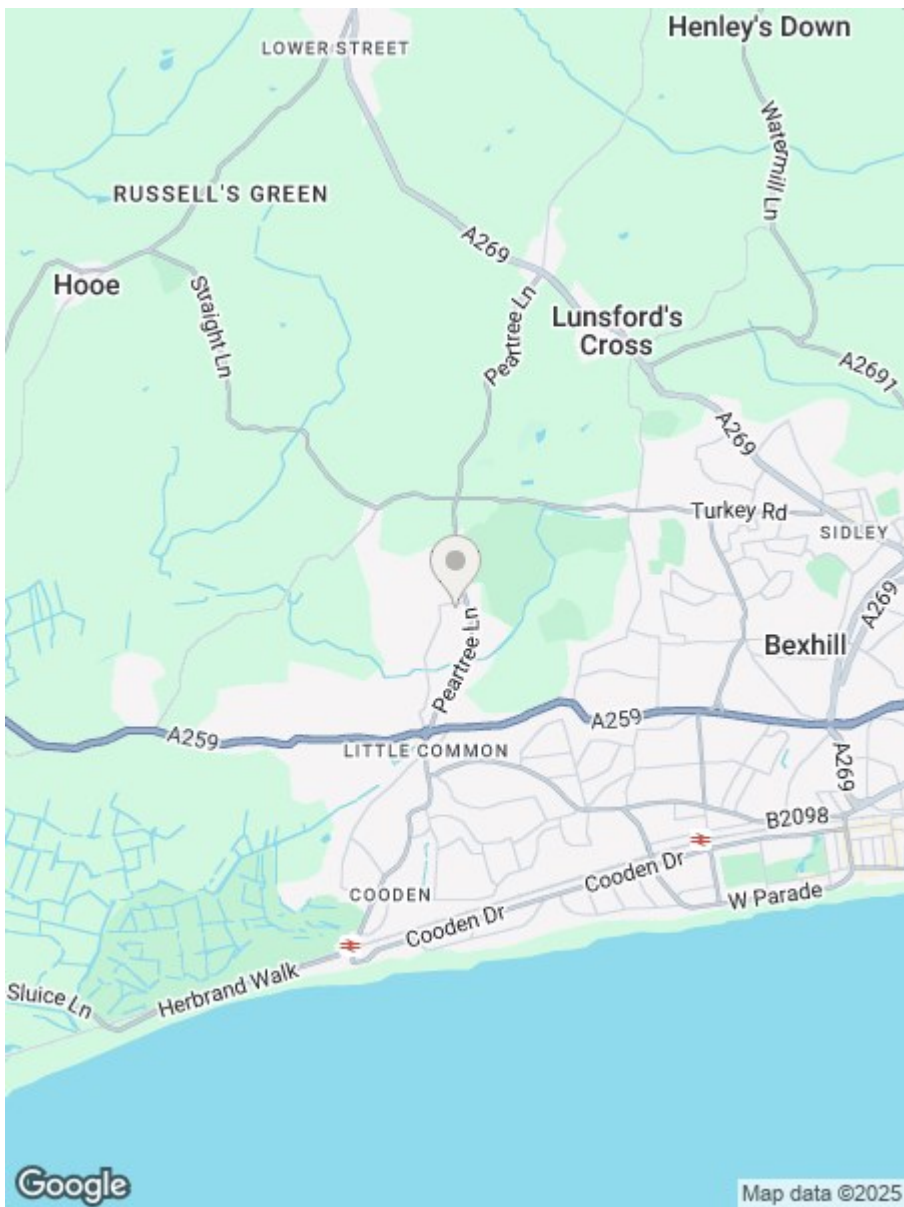
GROUND FLOOR
886 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.4 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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