

**RUSH  
WITT &  
WILSON**



**63 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HH**  
**£315,000 Freehold**



**Extremely well presented, recently renovated three bedroom semi detached bungalow situated in this sought after residential location of Bexhill.**  
**Offering bright and spacious accommodation throughout the property comprises living room, three bedrooms, modern fitted brand new kitchen/breakfast room ad a large family shower room suite. Other internal benefits include double glazed windows and doors throughout, brand new installed electric heating system. Externally the property boasts off road parking for multiple vehicles and private front and rear gardens.**  
**Viewing comes highly recommended by Rush Witt & Wilson, sole agents with vacant possession.**



**Entrance Hallway**

Obscured glass panelled entrance door, double electric radiator.

**Living Room**

11'11 x 11'10 (3.63m x 3.61m)  
Double glazed window overlooking the rear garden, electric radiator, fireplace with electric flame effect fire.

**Kitchen/Breakfast Room**

9'8 x 6'6 (2.95m x 1.98m)  
Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hot, extractor canopy above, space for free standing fridge and freezer, space for washing machine, double glazed windows and doors giving access onto the rear garden, large storage cupboard, tiled splashbacks.

**Bedroom One**

13' x 9'3 (3.96m x 2.82m)  
Double glazed window to the front elevation, electric radiator.

**Bedroom Two**

10'11 x 9'8 (3.33m x 2.95m )  
Double glazed window to the front elevation, electric radiator.

**Bedroom Three**

10'4 x 6'11 (3.15m x 2.11m )  
Double glazed windows to the front elevation, double glazed glass panelled door giving access onto the side, electric radiator.

**Shower Room**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold taps, large walk-in shower cubicle with wall mounted electric shower controls, chrome shower attachment, shower head, airing cupboard with slatted shelving housing the hot water cylinder, chrome heated towel rail, obscured double glazed window to the rear elevation, tiled walls, tiled floor.

**Outside**

**Front Garden**

Driveway providing off road parking for multiple vehicles, area

of crazy paving and shrubs to the side, enclosed to both sides with side access through to the rear garden.

**Rear Garden**

Well established and extensive in size with a greenhouse, timber framed garden shed, side access is available, seating area suitable for al-fresco dining.

**Agents Note**

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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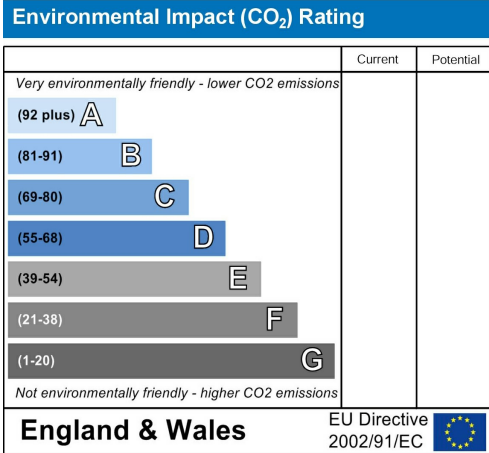
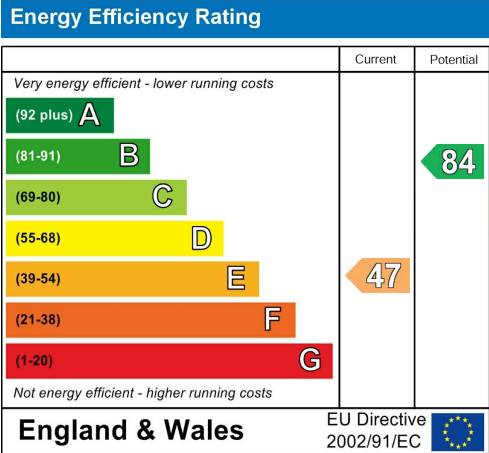
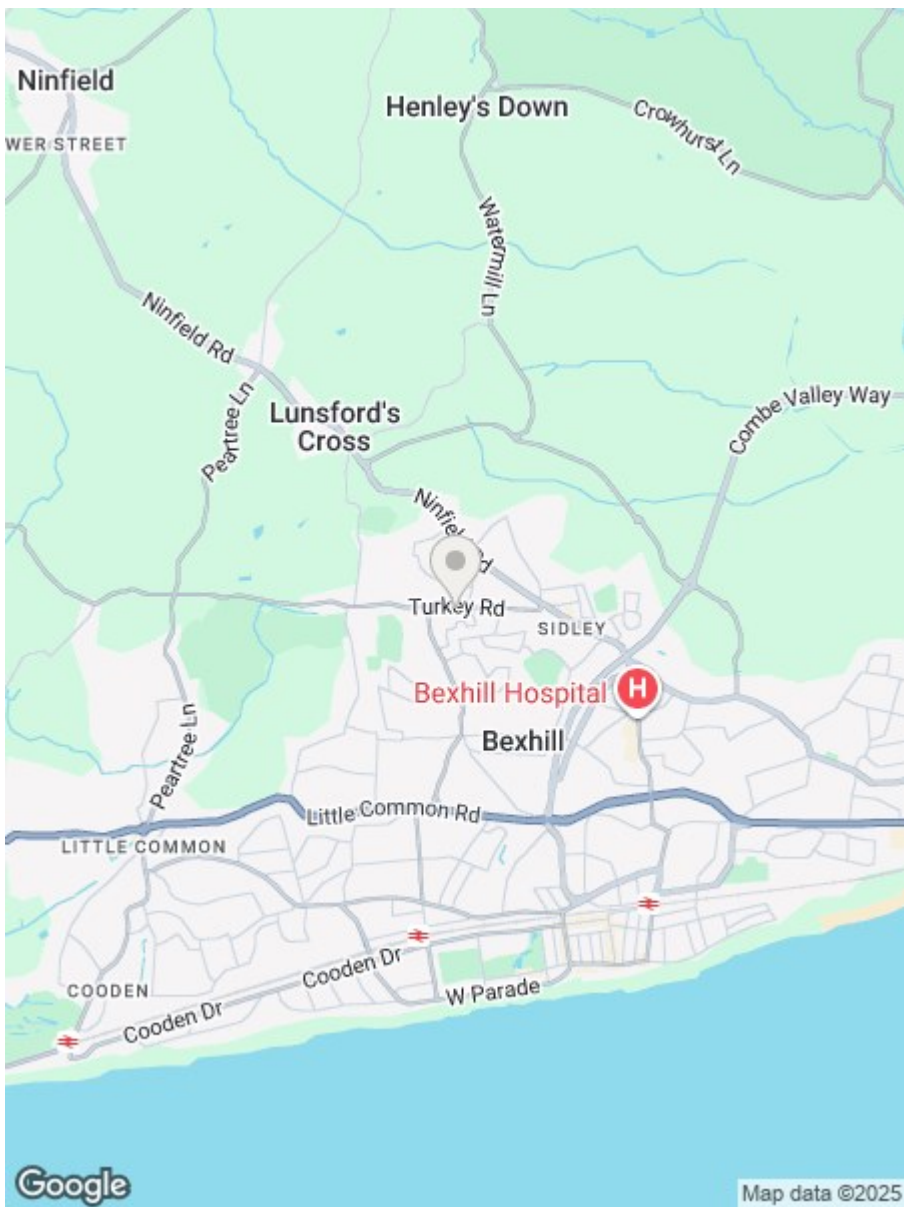


GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**