

**RUSH
WITT &
WILSON**



12 Clinch Green Avenue, Bexhill-On-Sea, East Sussex TN39 5HW
£489,950 Freehold

Extremely well presented two/three double bedroom detached split level bungalow situated in a sought after residential location of west Bexhill, offering bright and spacious accommodation throughout, the property comprises bay fronted dual aspect living room, modern fitted kitchen/breakfast room, utility room, separate cloakroom and modern shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts beautiful maintained and landscaped private rear gardens which comes separated into separate segments, off road parking, garage and solar panels. Viewings come highly recommended by Rush Witt & Wilson Bexhill.



Entrance Porch

Obscure glass panelled window to the side, obscure glass panelled entrance door through to:

Entrance Hallway

Double radiator, few stairs rising to the first floor.

Living Room

18'1 x 13'6 (5.51m x 4.11m)

Dual aspect with double glazed window to the front elevation, window to the side elevation, double radiator, fireplace with open fire / or gas and electric points available.

Kitchen/Breakfast Room

13'1 x 13'7 (3.99m x 4.14m)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with side drainer and mixer tap, integral electric oven, five ring gas hob with extractor fan above, space and plumbing for washing machine and dishwasher, integral fridge and freezer, vertical radiator, pantry cupboard, double glazed glass panelled door with access onto the side utility, dual aspect with double glazed windows to the side elevations.

Utility Room/Side Porch

Windows to the front and rear elevations, space for tumble dryer, tiled floor.

Cloakroom/WC

Suite comprising low level wc, vanity unit with wash hand basin and mixer tap, radiator, obscure double glazed window to the rear elevation.

Shower Room

A modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and shower head, heated towel rail, obscure double glazed window to the rear elevation.

Bedroom One

14'1 x 12'2 (4.29m x 3.71m)

Dual aspect with double glazed windows to front and side elevations with stunning views across the rooftops, double radiator.

Bedroom Two

14'7 x 13'1 (4.45m x 3.99m)

Double glazed windows to the side elevation with stunning views across the rooftops, double radiator.

Bedroom Three/Dining Room

14'0 x 12'10 (4.27m x 3.91m)

Dual aspect with double glazed windows to the side and rear elevations, double glazed glass panelled door with access onto the side patio, double radiator, storage cupboard/ wardrobe, access into the garage.

Outside

Front Garden

Driveway providing off road parking for multiple vehicles.

Rear Garden

Comes in various segments of patio areas suitable for alfresco dining and entertaining, various hidden gardens, greenhouse, beautifully maintained lawn with featured pond, enclosed with shrubbery and fencing offering privacy and seclusion.

Garage

Electric up and over door, cold water tap, EV charging point, power and light connected.

Agents Note

Council Tax Band - D

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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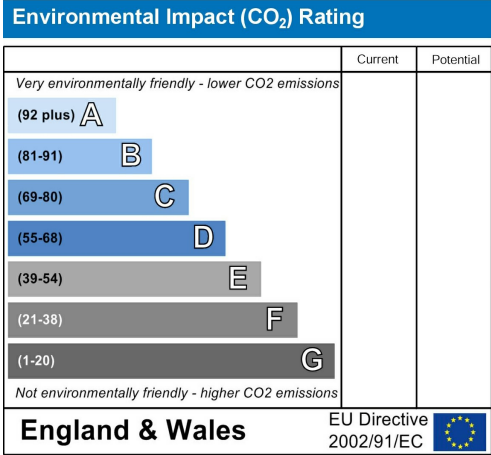
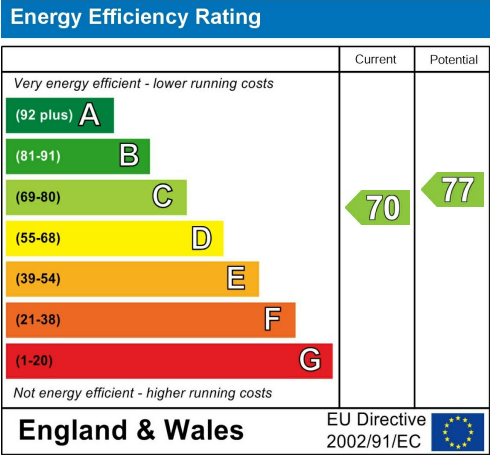
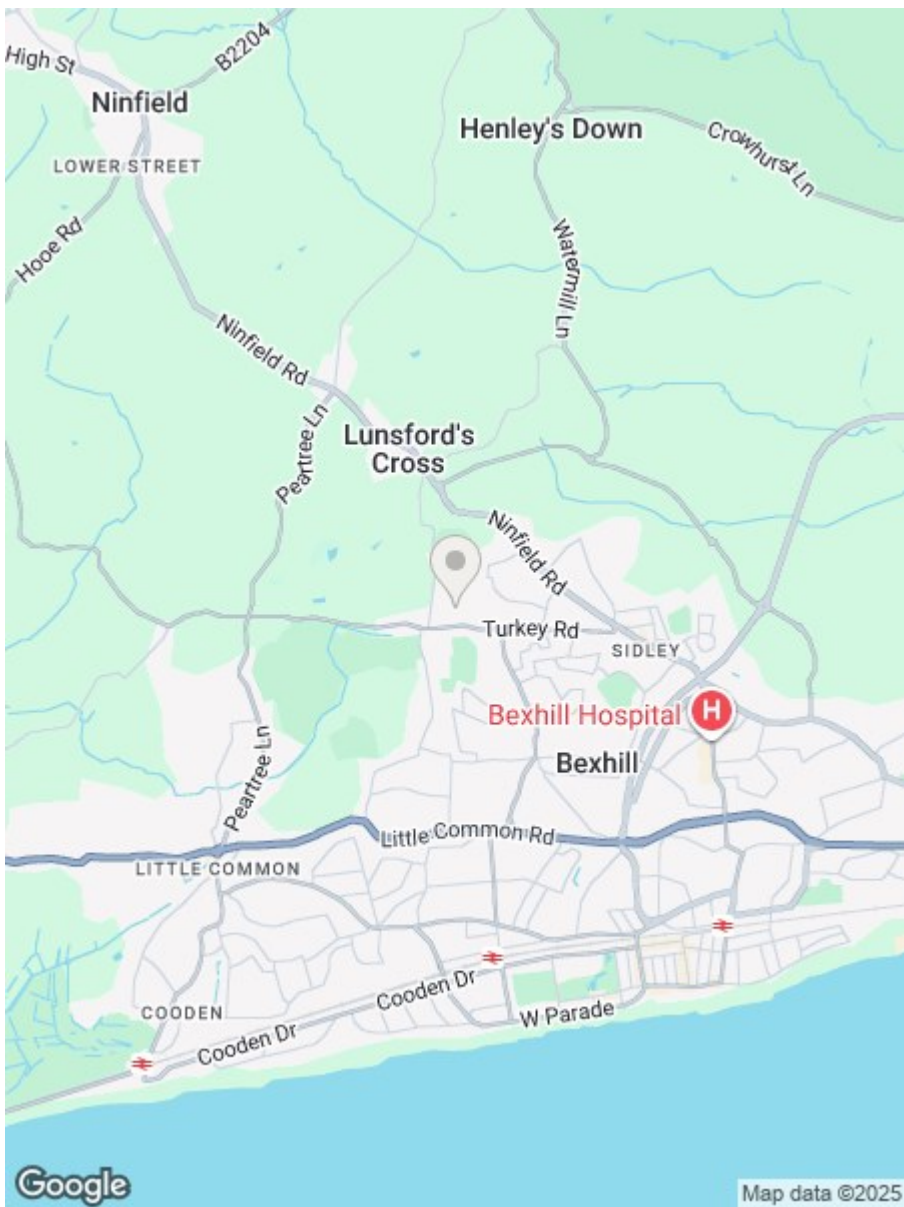




TOTAL FLOOR AREA : 1374 sq.ft. (127.7 sq.m.) approx.

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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