

**RUSH
WITT &
WILSON**



**30 Winston Drive, Bexhill-On-Sea, East Sussex TN39 3RP
£450,000**

A very spacious two double bedroom detached bungalow situated in the beautiful Collington area of Bexhill, quiet residential location, gas central heating system, kitchen/ breakfast room, double glazed windows and doors, additional cloakroom, private front & rear gardens, garage, potential to extend (providing usual permissions are obtained). VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Porch

With entrance door, window to the front elevation.

Entrance Hall

Double radiator, access to roof space, built in linen cupboard, window to the rear elevation.

Cloakroom

WC with low level flush, wall mounted wash hand basin with tiled splashback, heated chrome towel rail, obscure glass window to the front elevation.

Living Room

22'11" x 12'7" (7m x 3.84m)

Bay window to the front elevation and window to the rear elevation, two double radiators, fireplace with real flame coal gas effect fire.

Kitchen/ Breakfast Room

11'1" x 10'2" (3.40m x 3.11m)

Window to the rear elevation, door to rear garden, double radiator, fitted kitchen comprising a range of base and wall units with tiled worktops, one and half bowl sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with ceramic hob, extractor canopy and light, space for fridge/freezer.

Bedroom One

16'8" x 11'11" (5.10m x 3.65m)

Window to both the front and rear elevation, double radiator, fitted wardrobe cupboards, overhead storage cupboards.

Bedroom Two

13'7" x 11'10" (4.15m x 3.62m)

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

Bathroom

Suite comprising panelled bath with hand-shower attachment and fixing, wc with low level flush, pedestal wash hand basin with tiled splashback, double radiator, obscure glass window to the side elevation, built in linen cupboard.

Outside**Front Garden**

Mainly laid to lawn with mature shrubbery and plants of

various kinds, pathway to the front entrance, side access is available, driveway providing off road parking leading to the single garage.

Garage

Single garage with up and over door, personal door to the rear with window, power and light.

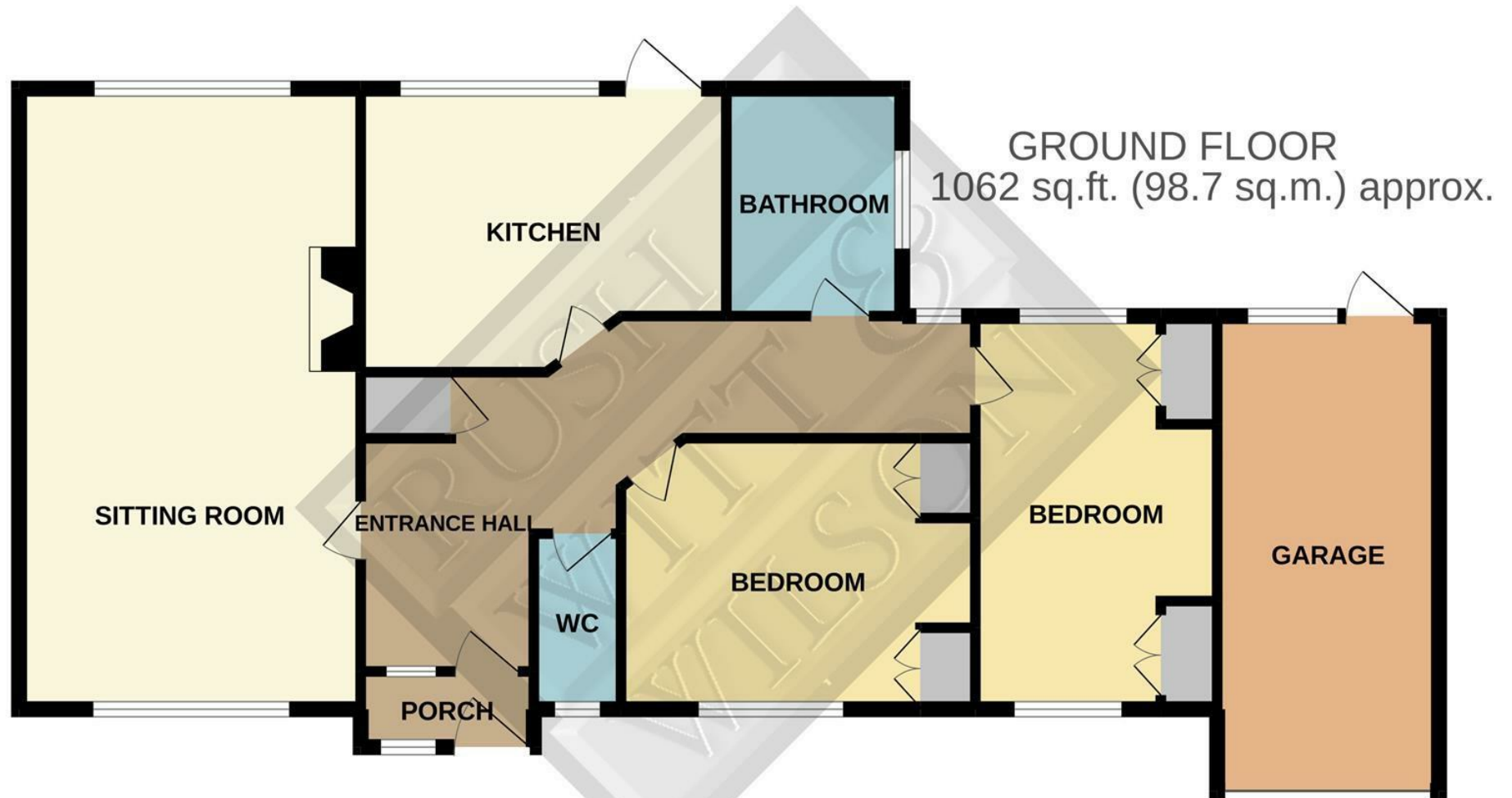
Rear Garden

Beautiful flint wall, lawned areas, mature shrubbery, plants and trees of various kinds, bricked paved patio areas for alfresco dining, summerhouse can be found to the rear of the property, access down both sides of the property to the front.

Agents Note

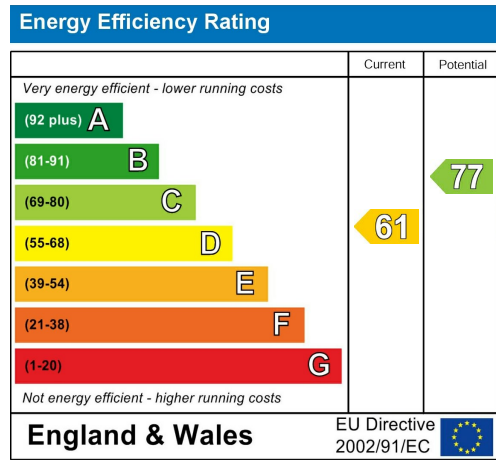
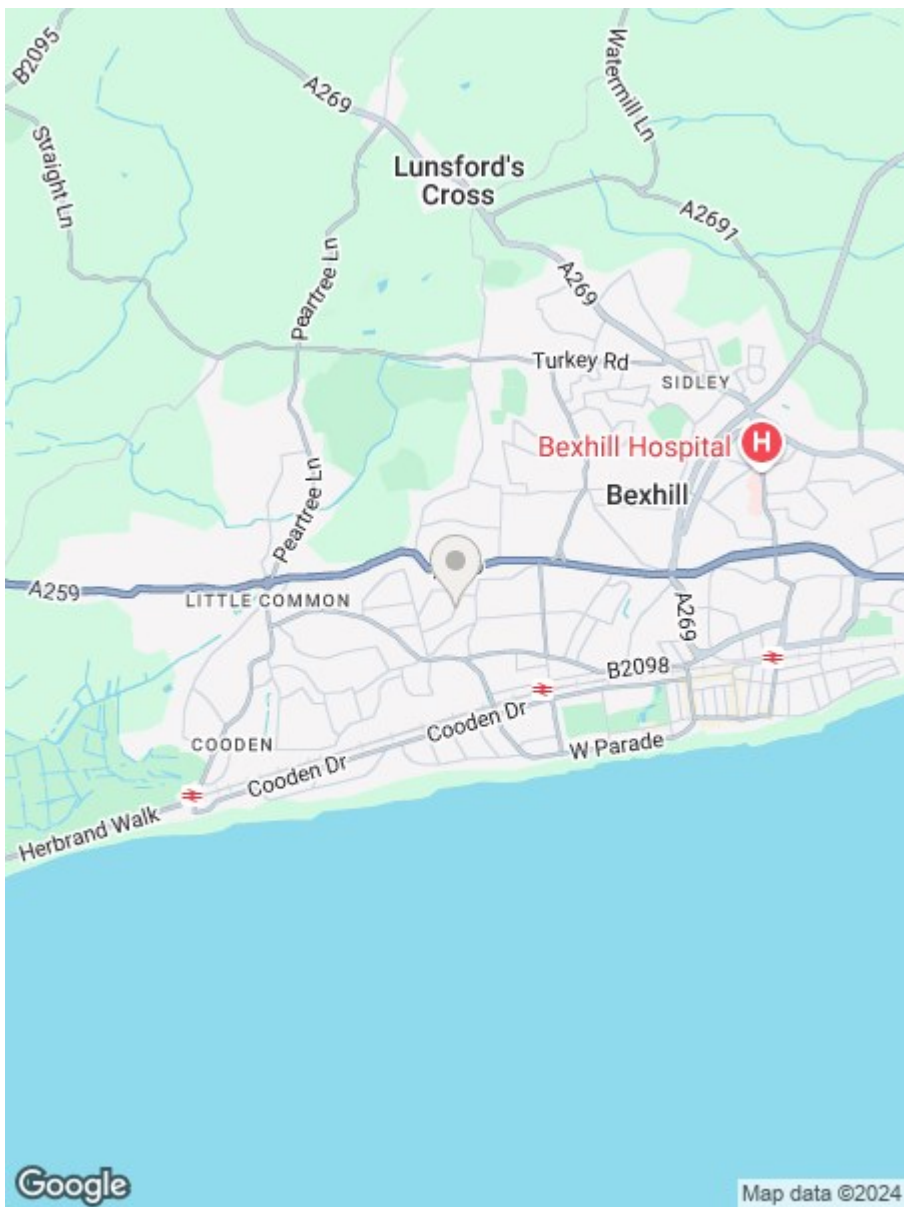
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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