

**RUSH  
WITT &  
WILSON**



**1 Greenways, Bexhill-On-Sea, East Sussex TN39 5HS**  
**£390,000 Freehold**



**A very spacious two bedroom detached bungalow with accommodation comprising kitchen/breakfast room, living room with ornate fireplace, two double bedrooms, cloakroom with separate shower room, entrance porch. Other benefits include gas central heating system, double glazed windows and doors, off road parking, garage, private front and extensive rear gardens, vacant possession. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**





**Entrance Porch**

Entrance door.

**Entrance Hallway**

Single radiator, access to roof space, built-in airing cupboard and cloaks cupboard.

**Cloakroom/WC**

Obscured glass window to the side elevation, wc with low level flush.

**Living Room**

20'2 x 17'1 (6.15m x 5.21m)

Two windows overlook the front elevation, window to side, three radiators, ornate fireplace, parquet flooring.

**Kitchen/Breakfast Room**

13'6 x 11'4 (4.11m x 3.45m)

Window to the rear elevation and window to side, door to side, fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer, one and a half bowl sink unit with mixer tap, integrated oven and grill, electric hob, single radiator, space for fridge and freezer, plumbing for washing machine, half height wall tiling.

**Bedroom One**

15'4 x 12'7 (4.67m x 3.84m)

Window to the rear elevation, single radiator, fitted wardrobe cupboards, parquet flooring.

**Bedroom Two**

15'2 x 12'1 (4.62m x 3.68m )

Built-in wardrobe cupboards, single radiator, window to the side elevation.

**Shower Room**

Suite comprising walk-in shower with electric shower unit controls, showerhead, pedestal wash hand basin, single radiator, tiled walls, obscured glass window to the side elevation.

**Outside**

**Front Garden**

Off road parking on brick paved driveway giving access to the garage, the rest of the garden is predominantly shingled for low maintenance in mind and is enclosed by fencing and some shrubbery.

**Rear Garden**

Extensive in size, access to both sides of the property, outside water tap, mainly laid to lawn with large patio area for alfresco dining and enclosed with fencing to all sides offering privacy and seclusion, potting shed and a plastic tool shed.

**Garage**

Up and over door, power and light, personal door to side with window to side.

**Agents Note**

Council Tax Band - D

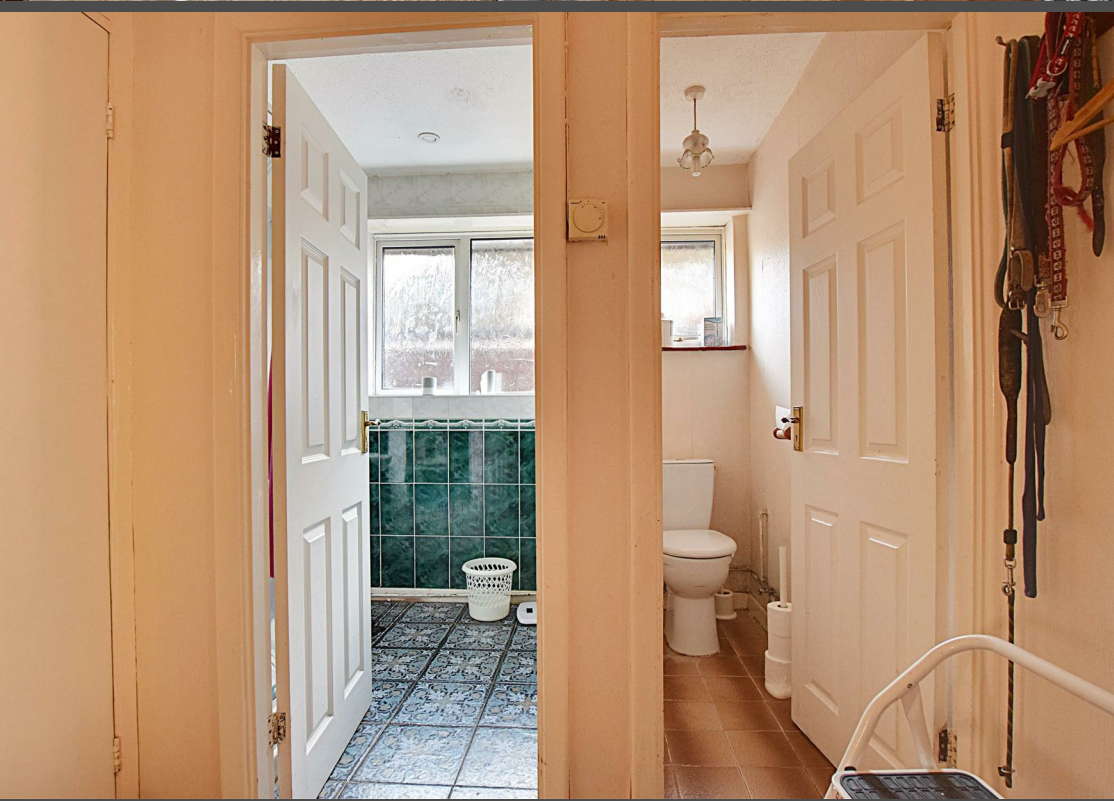
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

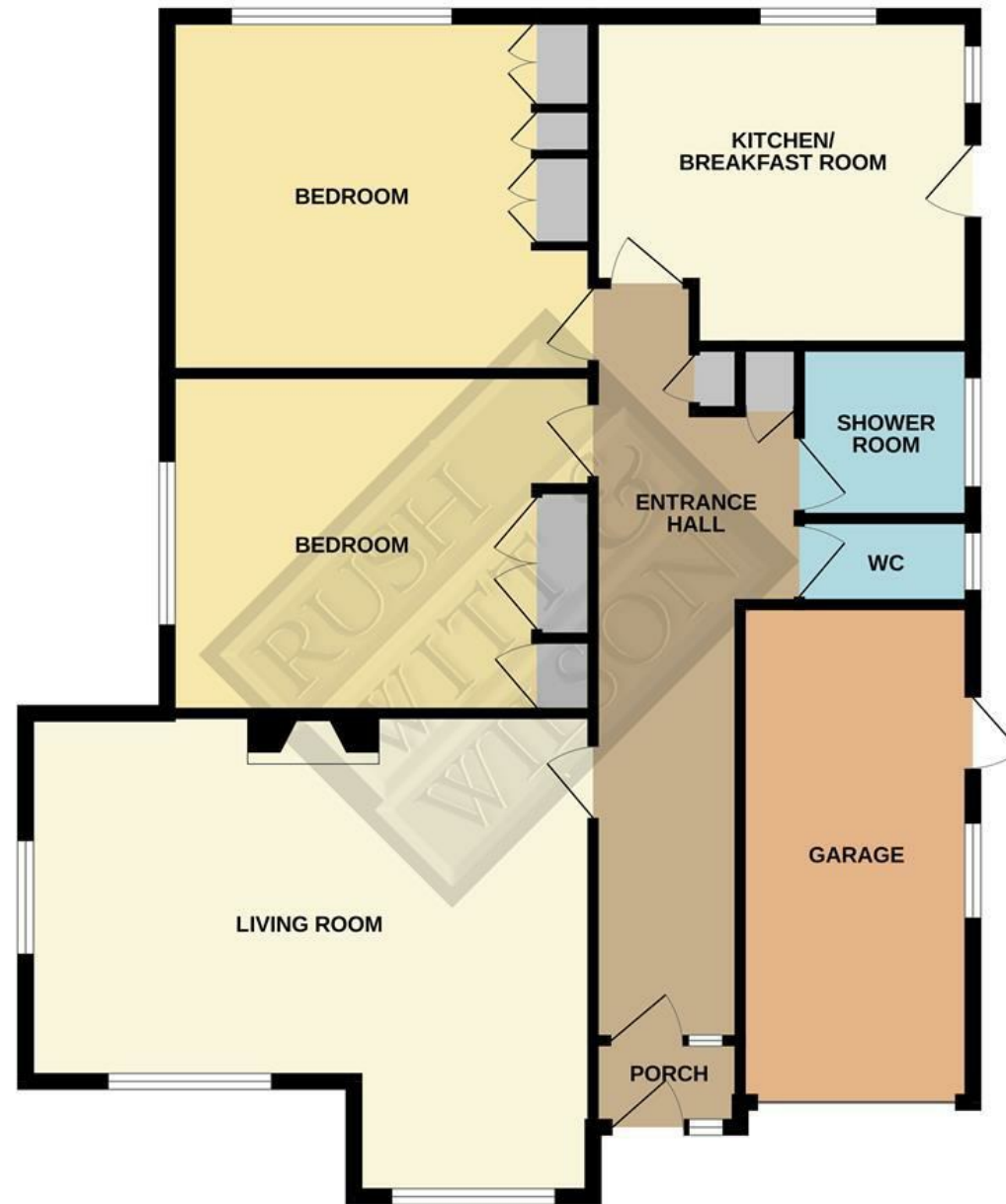
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







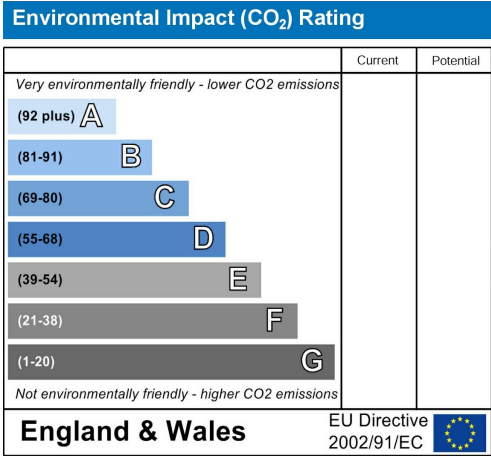
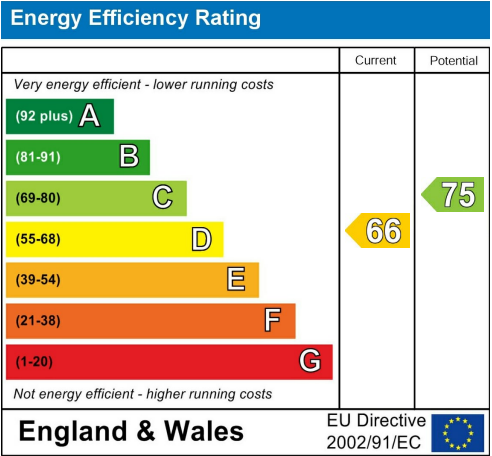
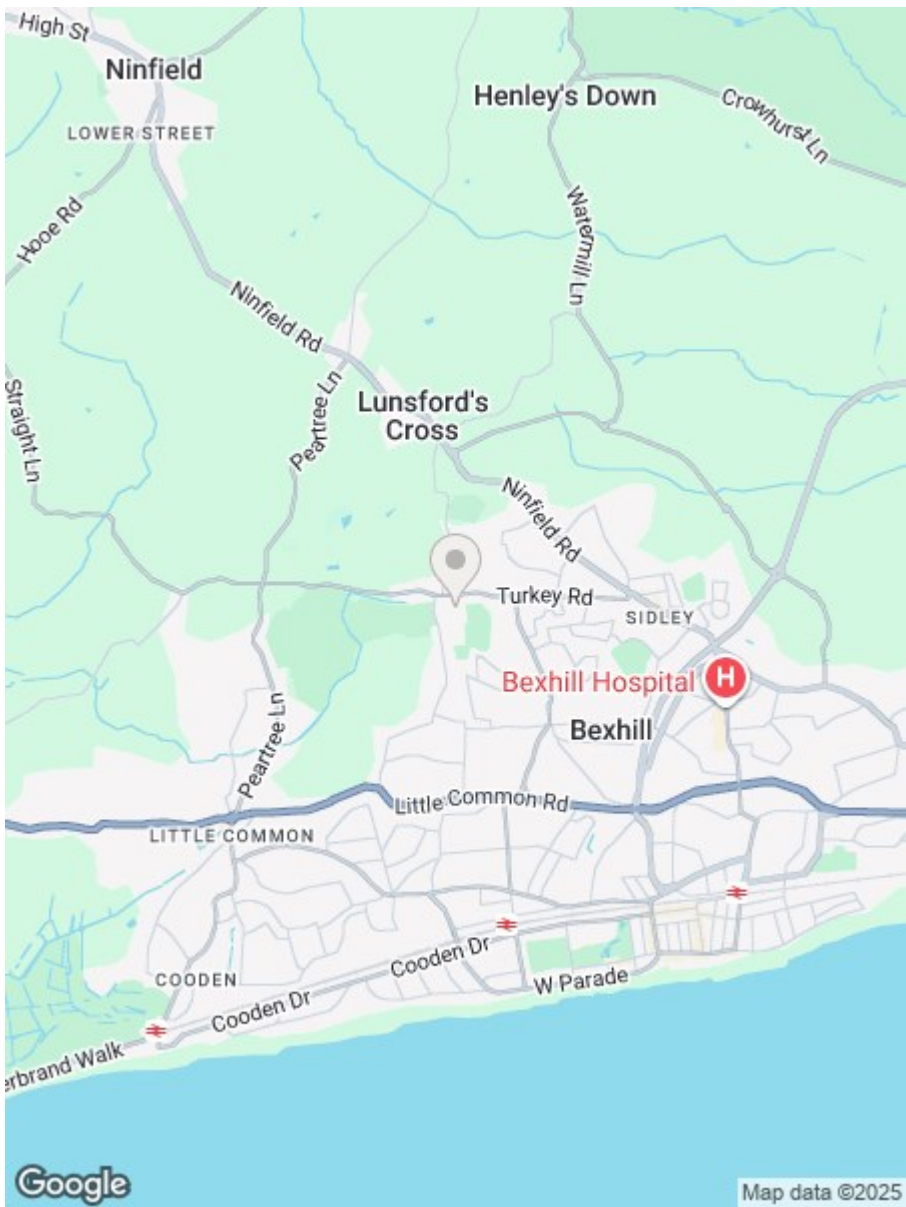
GROUND FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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.  
Made with Metropix ©2025





**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**