


**7 Bushy Croft, Bexhill-On-Sea, East Sussex TN39 4JR**
**Offers In Excess Of £350,000 Freehold**

# About this property

A well presented two bedroom detached bungalow comprising, entrance hallway, living room, conservatory, fitted kitchen/ breakfast room, separate w.c and modern shower room suite. The garage has been converted and could be converted further to be used as a third bedroom if required. Other internal benefits include double glazed windows and doors and electric heating system.

Externally, the property boasts off road parking for multiple vehicles and a well maintained rear garden, which comes mainly laid to lawn with patio areas suitable for 'Alfresco dining', side access is available and the garden is enclosed to all sides.

The property is situated in this popular residential location of Bexhill, within easy reach of local public transport routes, and being a short drive to local amenities.

Viewing comes highly recommended by Rush, Witt & Wilson sole agents.







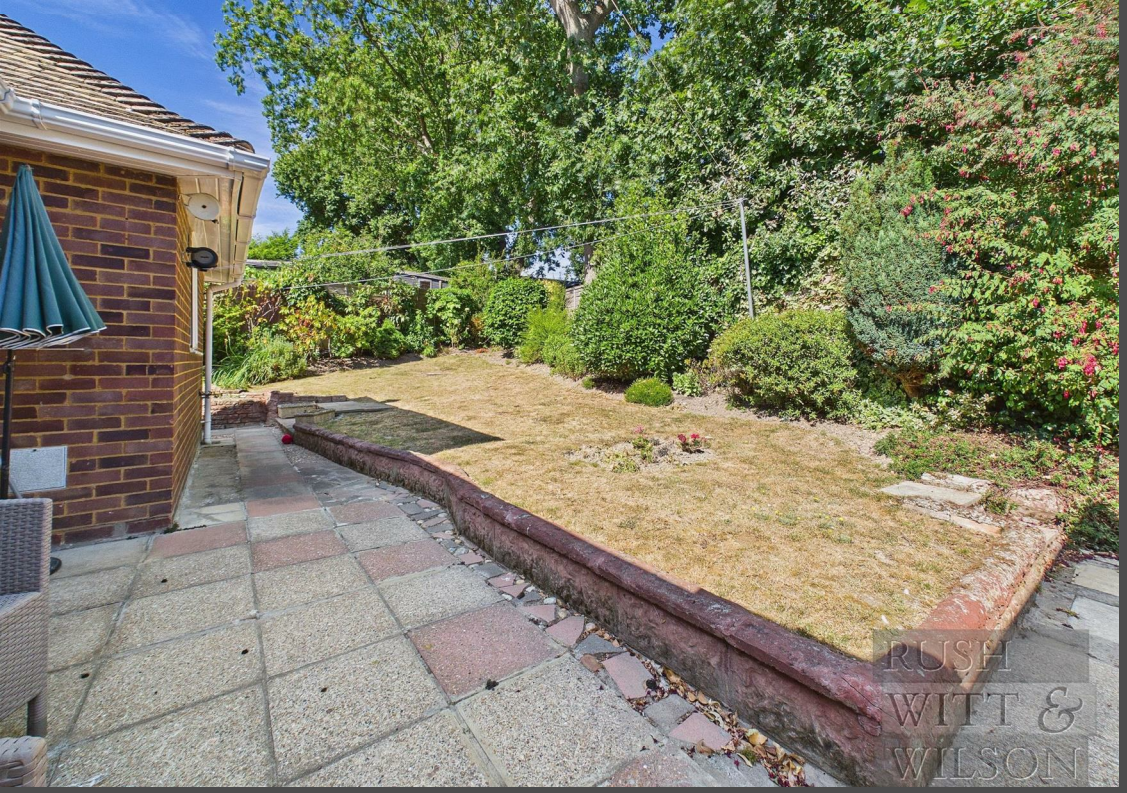



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**Approximate total area**(1)

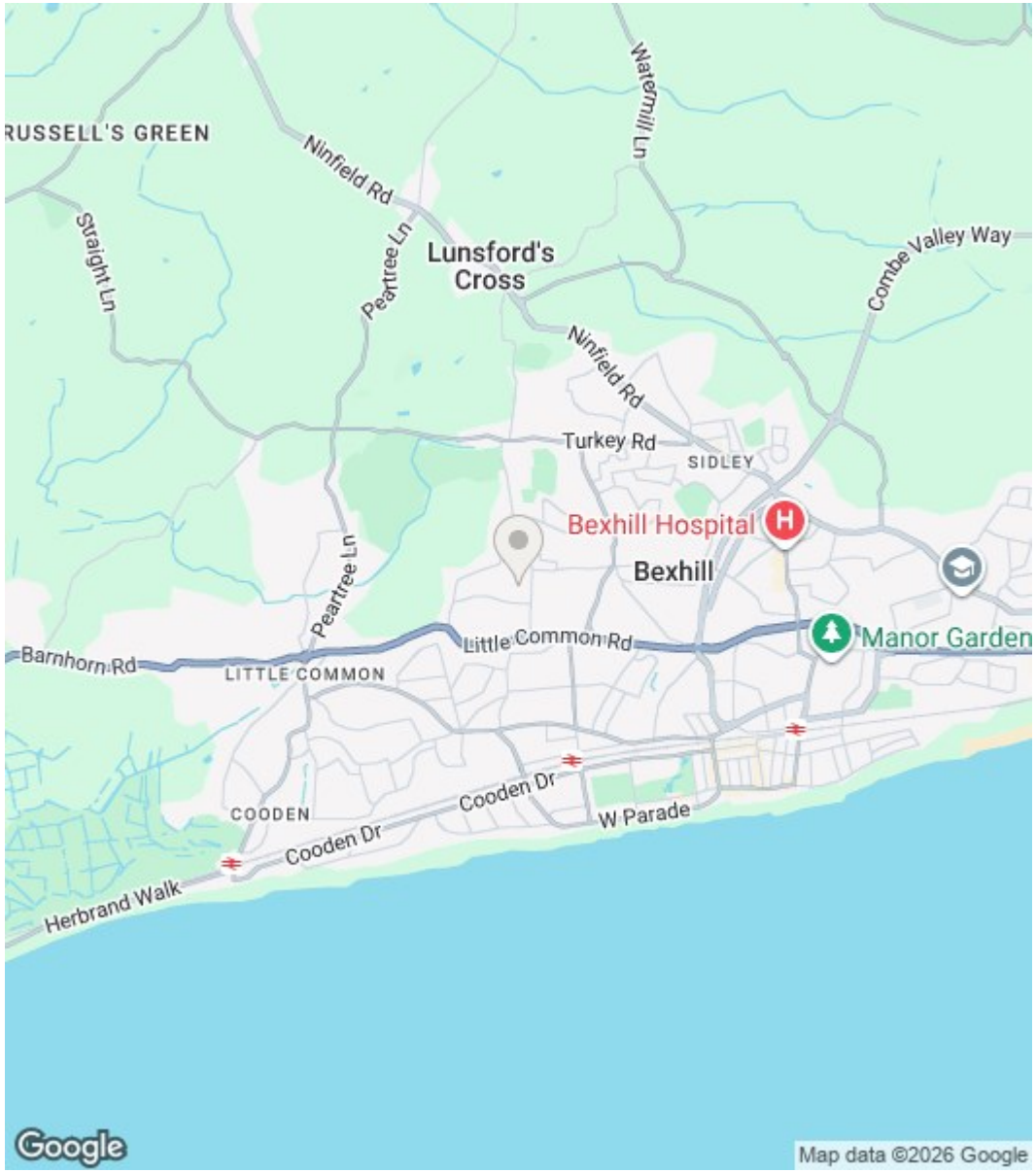
102.7 m²

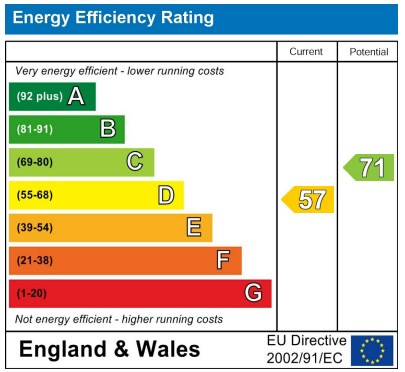
1103 ft²

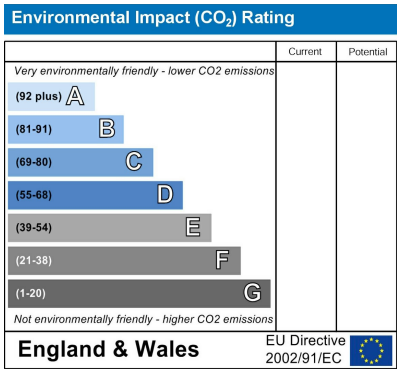
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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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4. VAT: The VAT position relating to the property may change without notice.

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