

**RUSH
WITT &
WILSON**



44 Camperdown Street, Bexhill-On-Sea, East Sussex TN39 5BE
Offers In Excess Of £195,000

A beautifully presented two bedroom cottage style terraced house, refurbished and presented to an exceptionally high standard. The property has gas central heating system, double glazed windows and doors, rear entrance lobby, brand new fitted kitchen/ breakfast room, beautiful brick fireplace in the main reception room, private front and rear gardens, VACANT POSSESSION. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Living Room

13'1 x 10'8 (3.99m x 3.25m)

Windows to front elevation, double radiator, beautiful brick fireplace.

Kitchen/Breakfast Room

15'2 x 13'2 (4.62m x 4.01m)

Re-fitted kitchen comprising a range of base and wall units with woodblock effect worktops and breakfast bar area, induction hob, integrated oven and grill, extractor canopy and light, single drainer stainless steel sink unit with mixer tap, built-in dishwasher, built-in washing machine, fridge, built in freezer, exposed brickwork. Window to rear elevation and understairs storage cupboard.

Rear Lobby

Window to rear and door to side.

Bathroom

Re-fitted bathroom suite comprising panelled bath with hand shower attachment, w.c. with low level flush, pedestal wash hand basin, two obscure glass windows to the side elevation, part tiled walls and tiled floor.

First Floor Landing

Access to roof space.

Bedroom One

13'1 x 10'8 (3.99m x 3.25m)

Two windows to the front elevation, cast iron fireplace, double radiator.

Bedroom Two

13'2 x 11'9 (4.01m x 3.58m)

Window to rear elevation, built-in wardrobe cupboards, cast iron fireplace, double radiator.

Outside

Front Garden

Mainly shingled and all enclosed with retaining walls, pathway to the front entrance door.

Rear Garden

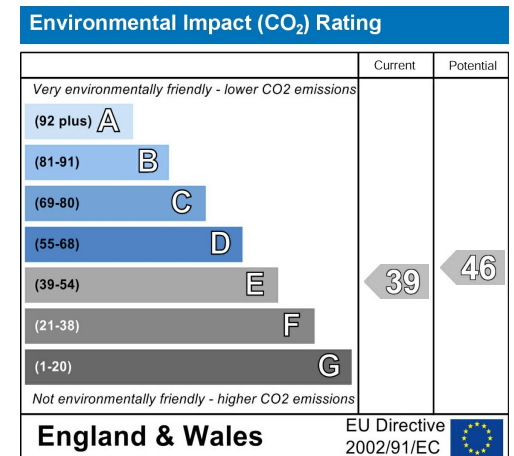
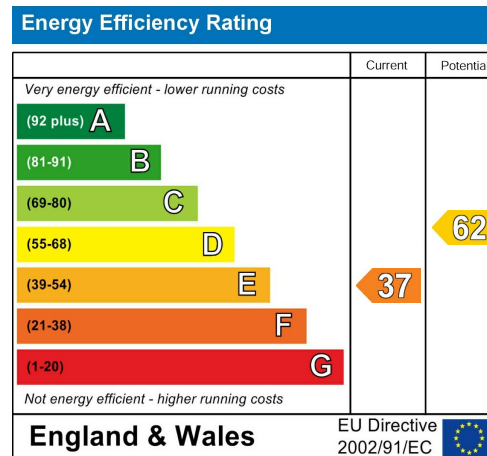
Designed with low maintenance in mind with shingled areas, hard standing for alfresco dining and all enclosed with fencing to all sides, rear access to the garden and brick built potting shed.

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.







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