

**RUSH
WITT &
WILSON**



**1 Cambridge Road, Bexhill-On-Sea, East Sussex TN40 2BU
£249,950**

A well presented three bedroom semi detached house with refitted modern kitchen and bathroom, breakfast room, gas central heating system, double glazed windows and doors, private front and rear and side gardens, off road parking, detached single garage, CHAIN FREE, viewing comes highly recommended by Rush, Witt and Wilson sole agents.



Entrance Hall

With contemporary entrance door, exposed floor boards.

Cloak Room

Wc with low level flush, wall mounted wash hand basin, obscured glass window to side elevation, plumbing for washing machine.

Dining Room

6'10 x 6'9 (2.08m x 2.06m)

Window to rear elevation, french doors lead out on to decked area, double radiator.

Kitchen

10'3 x 8'4 (3.12m x 2.54m)

Window to side elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, integrated dish washer, integrated oven and grill with ceramic hob and extractor canopy and light, tiled splash back and tiled floor, space for American style fridge/freezer, understairs storage cupboard, double radiator.

Living Room

15'10 x 10'4 (4.83m x 3.15m)

Windows to both front and rear elevation, exposed floor boards, feature fireplace.

First Floor Landing

Window to side elevation, access to roof space.

Bedroom One

9'10 x 7'6 (3.00m x 2.29m)

Window to rear elevation, double radiator.

Bedroom Two

8'9 x 9'6 (2.67m x 2.90m)

Window to rear elevation.

Bedroom Three

8'9 x 6'2 (2.67m x 1.88m)

Window to front elevation, double radiator.

Bathroom

Brand new suite comprising wc with low level flush, pedestal wash hand basin with tiled splash back, panelled shower bath with hand shower attachment, obscured glass window to side elevation, exposed floor boards and chrome heated towel rail.

Outside

Front Garden

Small in size with paving slabs, enclosed with fencing, off road parking to the front of the property is available.

Rear And Side Garden

Predominantly decked, enclosed with retaining walls and fencing to all sides, facing the south westerly elevation. Side access to the front of the property via gate.

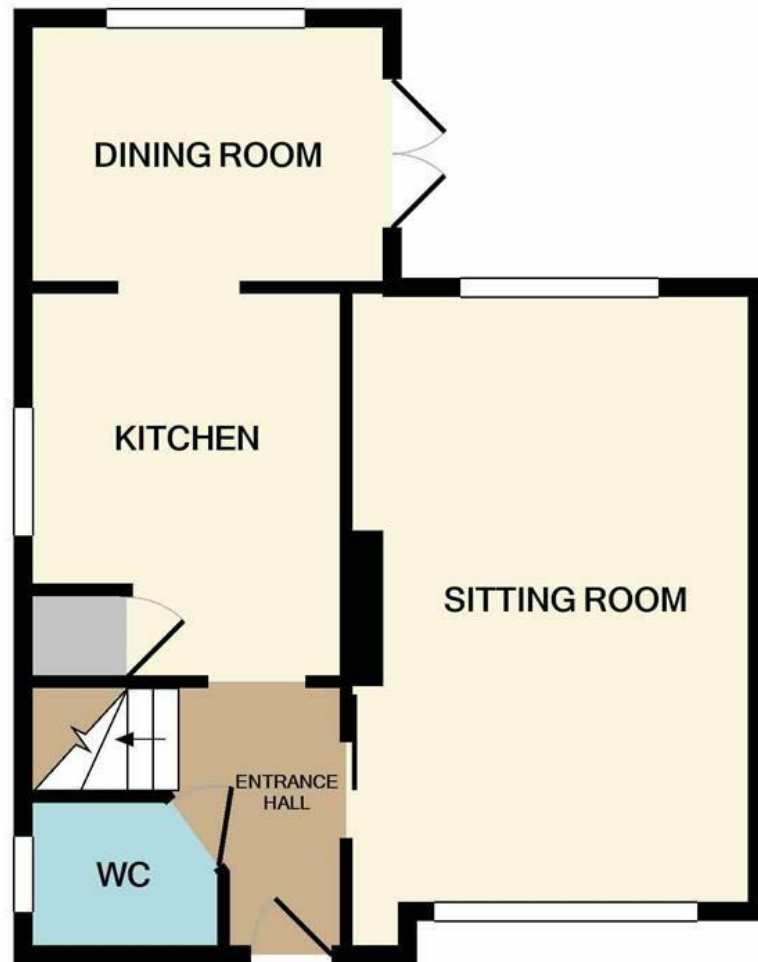
Single Garage

With up and over door, power and light, window to side elevation.

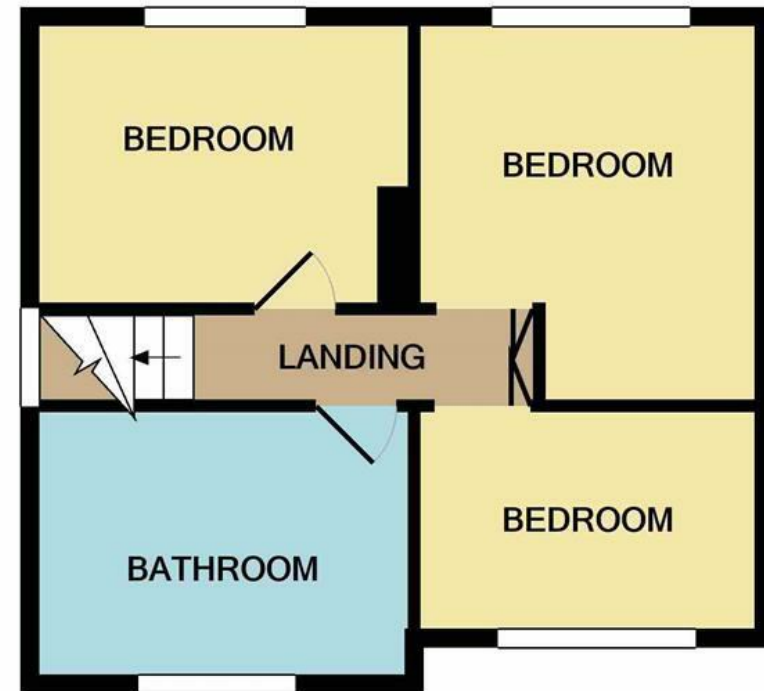
Agents Note

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.





GROUND FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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