

**RUSH  
WITT &  
WILSON**



**21 Church Hill Avenue, Bexhill-On-Sea, East Sussex TN39 4SG**  
**£264,950**



**A stunning two bedroom semi-detached house, beautifully presented throughout, kitchen/ breakfast room, double glazed windows and doors, gas central heating system, private front and rear gardens, off road parking, close to Little Common shops. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

Double radiator.

**Lounge**

12'8 x 11'11 (3.86m x 3.63m)

Window to front elevation, open fireplace with marble inset and hearth with wooden surround, radiator, under stairs storage cupboard housing consumer unit and gas fired combination boiler.

**Kitchen/Breakfast Room**

15'10 x 8'5 (4.83m x 2.57m)

Double glazed doors leading to rear garden, fitted kitchen comprising a range of base and wall level units with granite effect work surfaces, single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, built in whirlpool electric hob with stainless steel whirlpool oven under and stainless steel extractor hood, integrated washing machine, integrated dishwasher, tiled flooring with underfloor heating, inset lighting, single radiator.

**First Floor Landng**

Access to loft space, window to side elevation.

**Bedroom One**

15'11 max into recess x 8'9 (4.85m max into recess x 2.67m)

Window to front elevation, double radiator.

**Bedroom Two**

11'8 x 7'9 (3.56m x 2.36m)

Window to rear elevation, double radiator.

**Bathroom**

Frosted window to rear elevation, bathroom suite comprising a free standing bath with mixer tap and shower attachment, vanity unit with partially inset wash basin with mixer tap and cupboards beneath, mirror with lighting above, low level w.c. further storage cupboards and shelving with skirting lighting, corner shower unit, extractor fan, two heated towel rails.

**Outside**

**Front Garden**

Mainly block paved for off road parking.

**Rear Garden**

Mainly laid to lawn, approx 45ft in depth, the garden is

enclosed by fencing and hedgerow, large summer house with power and light.

**Off Road Parking**

To the front.

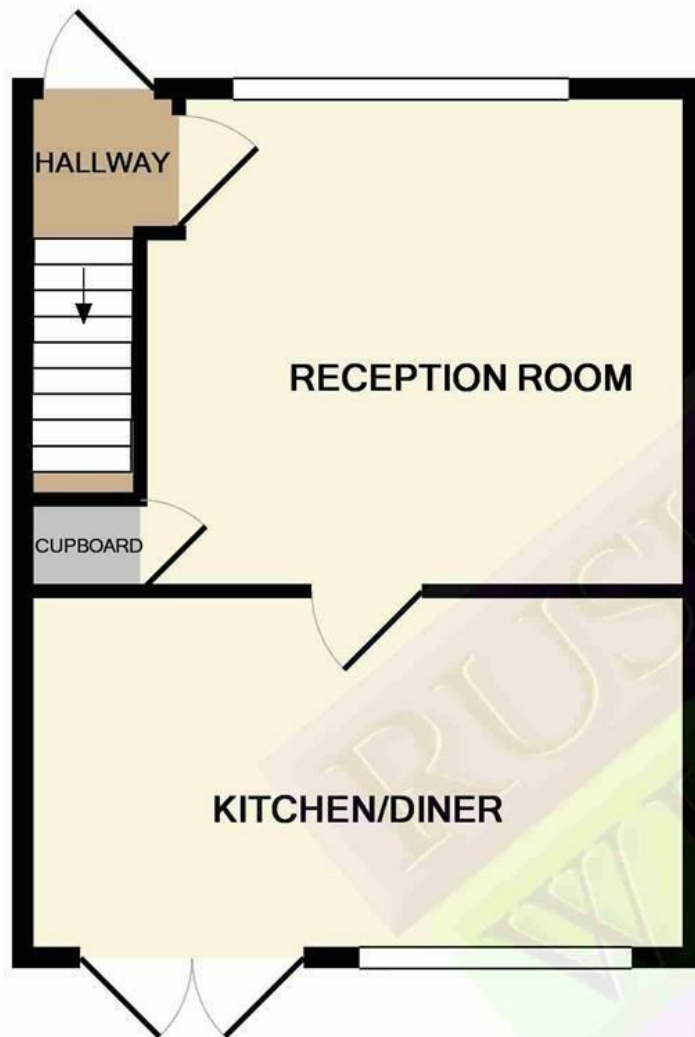
**Agents Note**

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

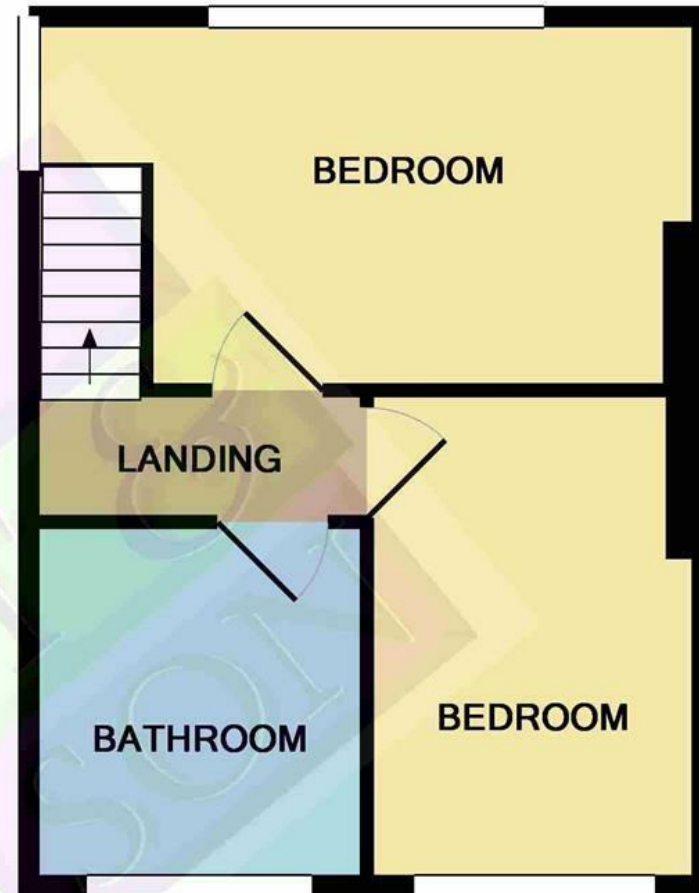








GROUND FLOOR  
APPROX. FLOOR  
AREA 306 SQ.FT.  
(28.4 SQ.M.)

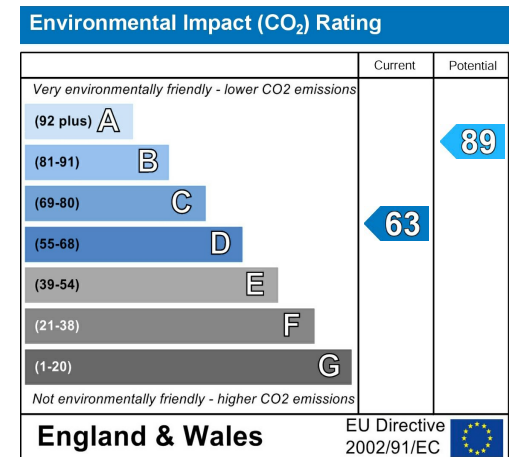
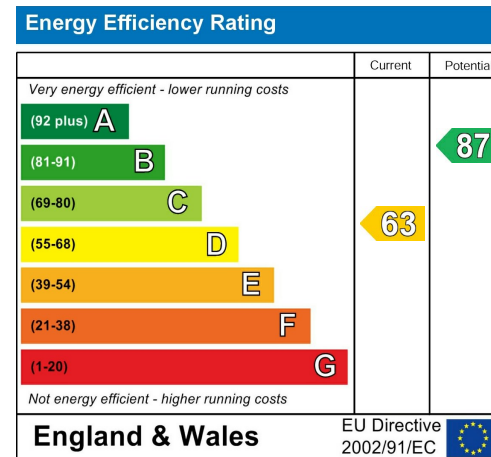


1ST FLOOR  
APPROX. FLOOR  
AREA 300 SQ.FT.  
(27.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 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, 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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