

**RUSH  
WITT &  
WILSON**



**23 Wrestwood Road, Bexhill-On-Sea, East Sussex TN40 2LJ  
£315,000**

**A beautifully presented semi-detached house, situated in this sought after residential location, comprising three double bedrooms, open plan fitted kitchen/breakfast room, bay fronted lounge, conservatory and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally, the property boasts driveway and well maintained rear garden. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band C.**



### **Entrance Porch**

Double glazed double doors leading to entrance porch with glass panelled timber front door with obscure glass panelled side light windows leading to:

### **Entrance Hallway**

Radiator, under-stairs storage cupboard which houses fitted shelving, gas meter, electric meter and electric consumer unit, stairs leading to first floor.

### **Lounge**

15'10" x 10'10" (4.84m x 3.32m )

Front aspect double glazed bay window, radiator, feature fireplace with fitted gas fire.

### **Kitchen/Breakfast Room**

16'8" narrowing to 10'10" x 10'7" (5.09m narrowing to 3.31m x 3.24m )

Fitted kitchen with a range of matching wall and base level units with laminate wood effect work top surfaces, integrated electric double oven and grill, bowl and a half sink with drainer and mixer tap, space for free standing fridge/freezer, integrated under counter fridge, worktop mounted gas hob with fitted extractor hood above, plumbing space for washing machine, recessed ceiling spotlights, part tiled walls, open archway leading to conservatory, breakfast bar with open space looking through to the conservatory as the breakfast bar adjoins the two rooms together, two radiators.

### **Conservatory**

16'3" x 8'4" (4.96m x 2.56m )

Rear aspect double glazed windows to the side and rear aspects and set of double glazed French doors giving access to rear garden, radiator, tiled floor, wall mounted down-lighters.

### **First Floor Landing**

Side aspect obscured double glazed window, access to loft space.

### **Bedroom One**

15'8" x 10'0" (4.80m x 3.06m )

Front aspect double bay window, radiator, fitted bedroom furniture with wardrobes with hanging space and shelving and overhead bed storage.

### **Bedroom Two**

10'11" x 10'7" (3.35m x 3.25m )

Rear aspect double glazed window, radiator, fitted cupboard housing gas central heating boiler with slatted shelving and storage cupboard above, recessed ceiling spotlights.

### **Bedroom Three**

9'5" x 6'3" (2.89m x 1.92m )

Front aspect double glazed window, radiator.

### **Bathroom**

Rear aspect obscured double glazed window, wall mounted heated chrome towel rail. White bathroom suite comprising low level w.c., panel enclosed bath with mixer tap and wall mounted shower controls and shower attachment, pedestal mounted wash hand basin with mixer tap, fully tiled walls, fully tiled floor.

### **Outside**

#### **Front Garden**

Driveway providing off road parking and some mature plant and shrub borders.

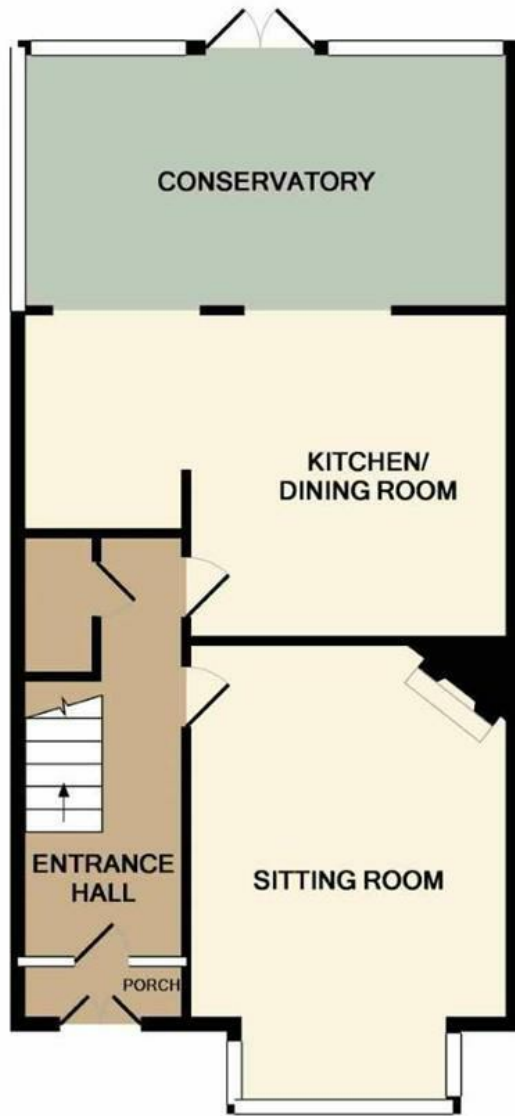
#### **Rear Garden**

Well maintained rear garden with a sun patio and the rest of the garden being mainly laid to lawn with mature plant, shrub and hedge borders, timber garden shed, gated access down one side of the property leading to the front.

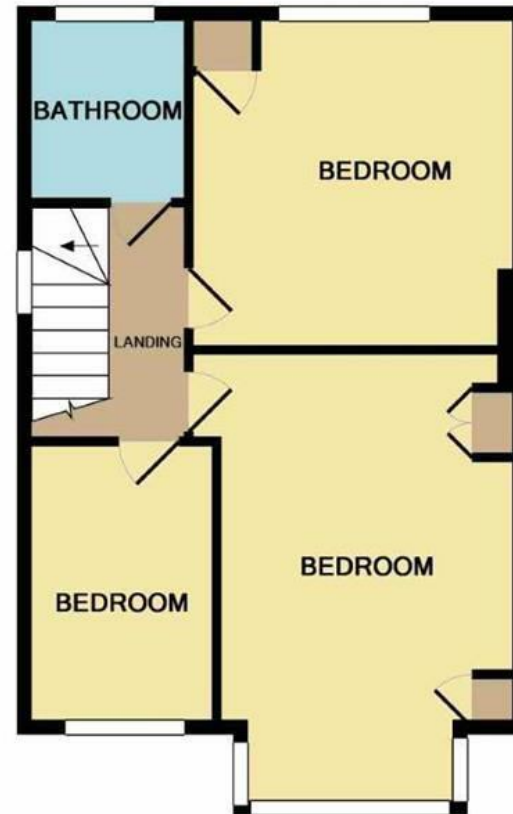
### **Agents Note**

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.





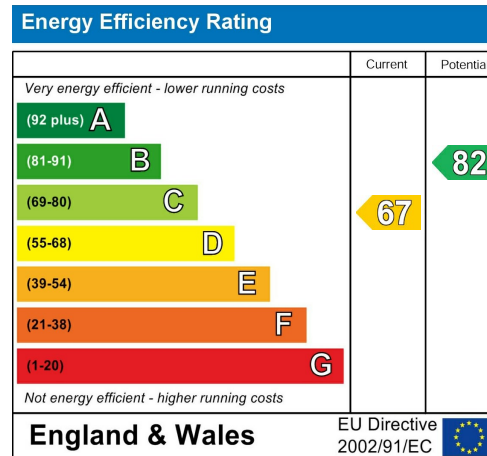
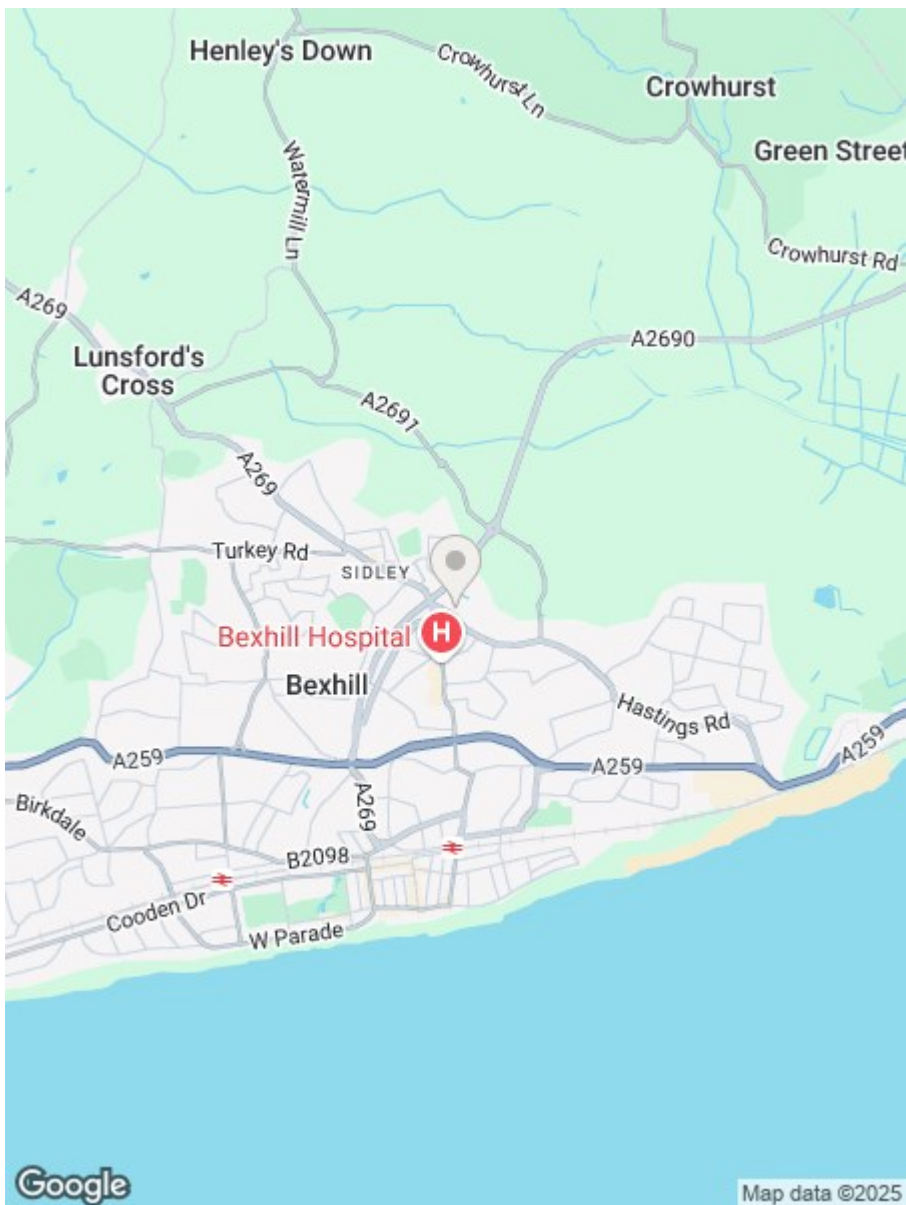
GROUND FLOOR  
APPROX. FLOOR  
AREA 540 SQ.FT.  
(50.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 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, 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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