

**RUSH  
WITT &  
WILSON**



**66 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HE**  
**Guide Price £299,950**

**A very impressive beautiful two bedroom spacious terraced house with attic conversion providing third bedroom, three reception rooms, living room, dining room with wood burning stove, study, downstairs cloakroom, gas central heating system, double glazed windows and doors, kitchen/breakfast room, study, garage with no driveway access, multiple workshops buildings can be found in the extensive 175' approx. rear garden, viewing comes highly recommended by RWW. Council Tax Band B.**



**Entrance Lobby**

With double opening door, coconut mat and coat hooks.

**Entrance Hallway**

With wood flooring, exposed joinery.

**Living Room**

17'1" x 9'5" (5.22 x 2.88)

Window overlooks the front elevation, two double radiators, cast iron original Victorian fireplace.

**Dining Room**

14'5" x 11'9" (4.4 x 3.6)

Double radiator, built in dressers to either side of the brick fireplace with stunning wood burning stove, exposed floorboards.

**Kitchen/Breakfast Room**

11'9" x 14'9" (3.6 x 4.5)

Velux window to the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, built in double oven with grill, ceramic hob with extractor canopy and light, double radiator, area for table and chairs, space for fridge/freezer.

**Study**

8'6" x 8'10" (2.6 x 2.7)

Double radiator, window and door lead out to the rear garden.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscure glass window to the rear elevation, wall panelling.

**First Floor Landing****Bedroom One**

12'0" x 14'2" (3.67 x 4.33)

Window to the rear elevation, double radiator, Victorian cast iron fireplace, built in storage cupboards.

**Bathroom**

Suite comprising sunken bath, walk in shower cubicle with electric shower unit, controls and showerhead, pedestal wash hand basin, wc with low level flush, built in linen cupboards, obscure glass window to the rear elevation, heated chrome towel rail.

**Bedroom Two**

10'9" x 14'1" (3.3 x 4.3)

Window to the front elevation, Victorian cast iron fireplace, double radiator.

**Loft Room**

Accessed via a paddle staircase, Velux windows, radiator and storage in eaves.

**Outside****Front Garden**

With hard standing, patio area, raised flowerbeds with shingle, enclosed with retaining walls.

**Rear Garden**

Extensive in size, approximately 170" in length, mainly laid to lawn with brick paved patio area for alfresco dining and entertaining, enclosed with fencing to all sides, four timber framed workshops which are interlinked via doorways, the rear garden can be accessed by a shared pathway that runs between the properties, accessed via ally.

**Garage**

Located at the rear of the garden for additional storage and workshop space, with power and light.

**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.



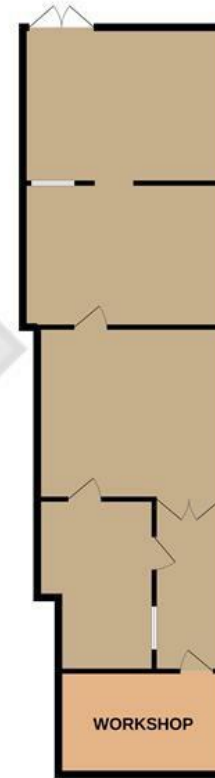
GROUND FLOOR  
632 sq ft (58.7 sq m) approx.



1ST FLOOR  
445 sq ft (41.3 sq m) approx.



DETACHED WORKSHOPS  
838 sq ft (77.8 sq m) approx.



ATTIC  
363 sq ft (33.6 sq m) approx.



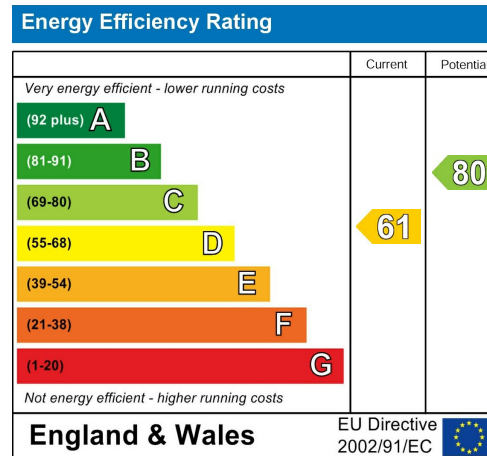
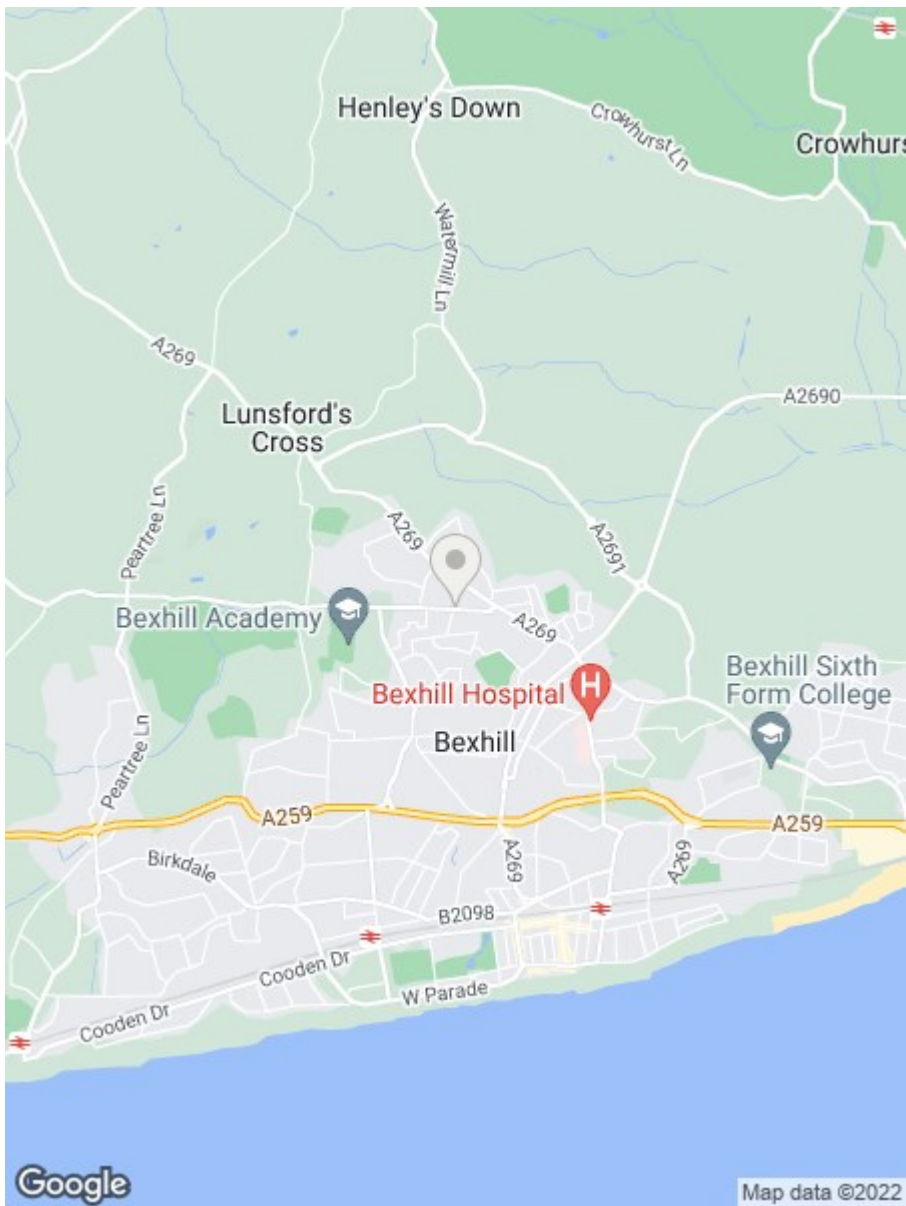
DETACHED GARAGE  
150 sq ft (14.0 sq m) approx.



TOTAL FLOOR AREA : 2416 sq.ft. (224.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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