

**RUSH
WITT &
WILSON**



12 St. Georges Road, Bexhill-On-Sea, East Sussex TN40 2BG
£425,000

Rush, Witt and Wilson are delighted to welcome to the market this well presented five bedroom semi detached Edwardian house ideally located in the sought after area of Chantry. Offering bright and spacious accommodation throughout the property comprises, three reception rooms, fitted kitchen with utility room, five double bedrooms, two bathrooms, separate wc, loft room and large basement. Other internal benefits include gas central heating to radiators and double glazed windows. Externally the property offers a beautifully maintained rear garden, small front garden and driveway providing off road parking. Conveniently situated in the ever popular Chantry location with easy access to local amenities, schools and parks and approximately 0.6 miles from Bexhill town centre. Viewing comes highly recommended by RWW Bexhill to appreciate this exceptionally spacious property in this popular location.



Entrance Porch

4'7" x 3'11" (1.40 x 1.20)

UPVC stained glass front door with stained glass window above leading to entrance porch. With obscured glass panelled internal door leading to hallway, engineered oak flooring.

Hallway

Two radiators, door with access to basement, stairs leading to first floor, engineered oak flooring.

Lounge

14'4" x 12'6" (4.38 x 3.82)

Double glazed bay window to the front elevation, radiator, alcove fireplace with two feature stained glass windows, glass panelled door leading through to hallway, glass panelled door leading down to the dining room, engineered oak flooring, cornice ceilings.

Dining Room

12'7" x 10'3" (3.84 x 3.14)

Double glazed bay window to the side elevation, radiator, steps and door leading up to lounge, engineered oak flooring.

Kitchen

11'2" x 7'3" (3.41 x 2.23)

Double glazed window and obscured double glazed door to the side elevation giving access to the side of the property, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktops surfaces, integrated eye level electric double oven and grill, worktop mounted electric induction hobs with fitted extractor hood above, ceramic bowl and half sink with drainer and mixer tap, integrated dishwasher, space for slimline wine cooler, part tiled walls, ceiling mounted spotlights, tiled floor and open doorway leading through to utility room.

Utility

5'11" x 5'8" (1.81 x 1.75)

Double glazed window to the rear elevation overlooking the rear garden, with fitted wall units, laminate rolled edge worktop surfaces, plumbing space for washing machine, gas central heating boiler, additional space for under counter fridge/freezer, storage cupboard, tiled floor, part tiled walls, ceiling mounted spotlights.

Reception Room Three

15'5" x 12'6" (4.70 x 3.83)

Double glazed windows and double glazed door giving access to the rear garden, radiator, inset modern electric fireplace, engineered oak flooring, cornice ceilings.

Split Level First Floor Landing

Radiator and stairs leading to second floor.

Bedroom One

17'7" x 14'5" (5.38 x 4.41)

Double glazed bay window to the front elevation, radiator.

Bedroom Two

11'4" x 12'2" (3.46 x 3.73)

Double glazed windows to rear elevation, radiator, large range of fitted bedroom wardrobes with hanging space, shelving and drawer units, with additional cupboards above, original feature fireplace, cornice ceilings.

Bedroom Three

11'2" x 10'2" (3.42 x 3.10)

Double glazed corner bay window to rear elevation, radiator.

Family Bathroom

Obscured double glazed window to the side elevation, radiator, bathroom suite comprising panelled enclosed corner bath with mixer tap and shower attachment, pedestal mounted wash hand basin, walk in shower cubicle with wall mounted electric power shower and shower attachment, large airing cupboard housing the hot water cylinder, part tiled walls, tiled floor and recessed ceiling spotlights.

Separate WC

Obscure double glazed window to the side elevation, radiator, low level wc, tiled floor.

Second Floor Landing

Double glazed Velux window to the rear elevation, door with access to walk in loft space.

Bedroom Four

11'2" x 8'8" (3.41 x 2.66)

Double glazed window to the side elevation, radiator, access to loft space.

Bedroom Five

17'8" x 8'11" (5.40 x 2.73)

Double glazed window to the front elevation, radiator, large

range of fitted bedroom furniture comprising wardrobe, dressing table, drawer units and sink unit with wash hand basin and storage cupboards beneath.

Bathroom

Obscured single glazed window to the side elevation, heated chrome towel rail, low level wc, pedestal mounted wash hand basin, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, ceiling mounted spotlights.

Walk In Loft Room

11'1" x 9'10" approximetally (3.40 x 3 approximately)

Basement

Steps leading down, three/four rooms with good head height, providing ample storage space all with light and power, electric consumer unit, electric meter and gas meter, fitted wall units.

Room One

9'4" x 7'7" (2.85 x 2.33)

Room Two

8'5" x 3'7" (2.59 x 1.11)

Room Three

10'9" x 6'2" (3.30 x 1.88)

Room Four

14'11" x 7'8" (4.55 x 2.34)

Externally

Rear Garden

Walled rear garden with patio with two steps leading down to the raised timber decking area, the rest of the garden is mainly laid to lawn with mature plant and shrub boarders, external power points, timber garden shed, outside tap, wide gated side access leading to the front of the property.

Front Garden

Small Front garden which is laid to lawn, driveway providing off road parking.

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 773 SQ.FT.
(71.8 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)

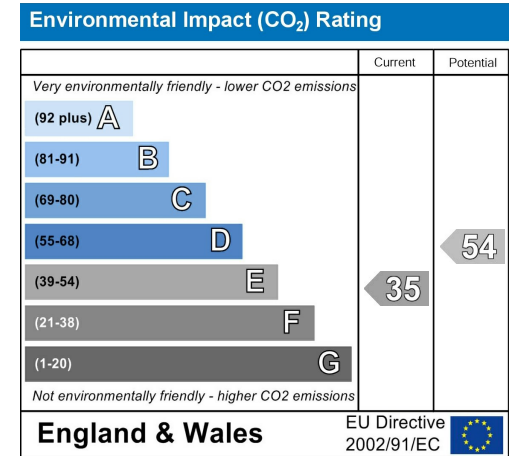
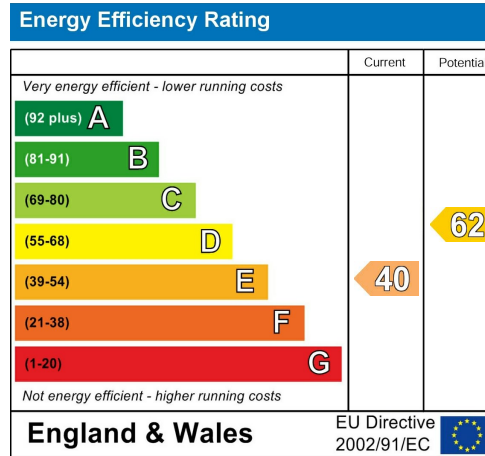


3RD FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.5 SQ.M.)

BASEMENT LEVEL
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2382 SQ.FT. (221.3 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 10000



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**