

**RUSH  
WITT &  
WILSON**



**6 Bodiam Avenue, Bexhill-On-Sea, East Sussex TN40 2LS  
£299,950**

**An opportunity to acquire this spacious three bedroom end of terrace house, situated in this sought after residential location of Chantry, Bexhill. Offering bright and spacious accommodation throughout the property comprises, three bedrooms, large living/dining room, fitted kitchen, modern fitted bathroom suite, gas central heating system, double glazed windows and doors throughout. Externally the property boasts front and rear gardens and garage en-bloc. Viewing comes highly recommended by Rush Witt & Wilson sole agents. Council Tax Band C.**



### **Entrance Porch**

### **Entrance Hallway**

With entrance door, stairs and stairlift leading to first floor.

### **Living/Dining Room**

22'11" x 16'2" (7.00 x 4.93)

Double glazed window overlooking the front elevation, double glazed sliding doors giving access onto the rear conservatory, feature fireplace with electric inset fire and brick surround, two double radiators, under stairs storage cupboard housing the electrical consumer unit, gas meter, fitted shelving and light.

### **Conservatory**

9'3" x 9'2" (2.82 x 2.80)

Double glazed windows overlooking the both side elevations, glass panelled doors giving access onto the rear garden, double radiator.

### **Kitchen**

9'10" x 8'11" (3.00 x 2.72)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for freestanding cooker, space and plumbing for washing machine, space for under counter fridge and freezer, tiled splashbacks, double glazed windows overlooking the rear gardens, obscured glass panelled door giving access onto the rear garden.

### **First Floor Landing**

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

### **Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubical with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, tiled walls, heated towel rail, obscured glass panelled window to the side elevation.

### **Bedroom One**

14'5" x 10'10" (4.41 x 3.32)

Double glazed window overlooking the front elevation, radiator, bespoke fitted bedroom furniture comprising overhead cupboards.

### **Bedroom Two**

9'3" x 9'10" (2.82 x 3.00)

Double glazed window overlooking the rear elevation, radiator, built in storage cupboard housing the gas central heating boiler and additional storage above.

### **Bedroom Three**

9'6" x 8'0" (2.90 x 2.45)

Double glazed window overlooking the front elevation, radiator.

### **Outside**

#### **Front Garden**

With a mixture of lawn and patio areas.

#### **Rear Garden**

Low maintenance rear garden, mainly laid to patio, flowerbeds, timber framed shed, enclosed with fencing to all, sides side access.

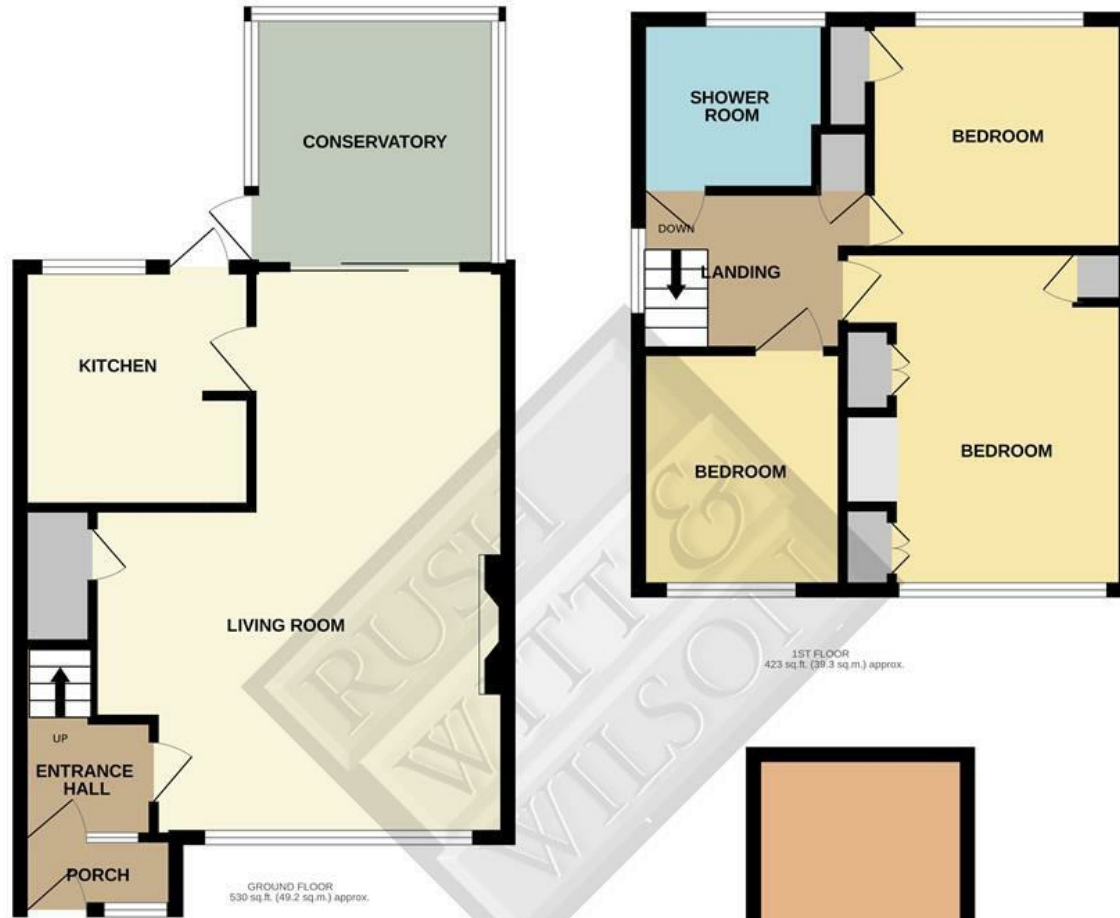
#### **Garage En-Bloc**

With up and over door, 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.

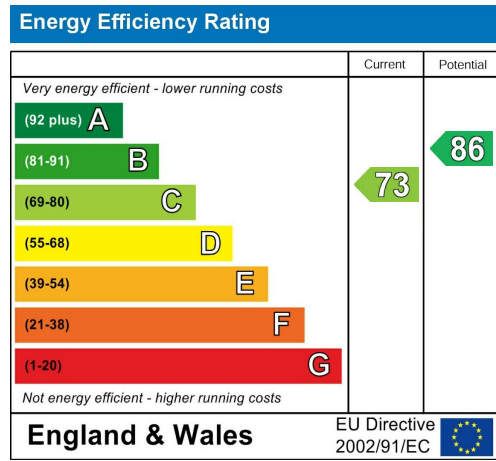




TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

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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DETACHED GARAGE  
 150 sq.ft. (13.9 sq.m.) approx.



**RUSH  
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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