

**RUSH  
WITT &  
WILSON**



**50 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HE  
£385,000**

**\*NO CHAIN\* A three bedroom detached family house, gas central heating system, double glazed windows and doors, beautiful bespoke fitted kitchen breakfast room, dining room, lounge, off road parking, extensive private front and rear gardens, viewing comes recommended by RWW Bexhill Sole Agents. Council Tax Band D.**



**Entrance Hallway**

Oak flooring, double radiator, under stairs storage cupboard.

**Cloakroom**

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

**Living Room**

11'2 x 14'3 (3.40m x 4.34m)

Double radiator, window to the front elevation, oak flooring.

**Kitchen**

18'9 x 18'9 (5.72m x 5.72m)

Windows to both the rear and side elevations, bespoke modern kitchen comprising a range of base and wall units with high gloss white finish base and wall units with straight edge worktops, single drainer composite sink unit with mixer tap, plumbing for washing machine, built in oven and grill with gas hob, extractor canopy and light, space for American style fridge/freezer, walk in pantry cupboard with gas central heating and domestic hot water boiler, ceramic floor tiling, French doors lead out onto the rear garden.

**Dining Room**

24'3 x 9'6 (7.39m x 2.90m)

Oak flooring, two double radiators.

**First Floor Landing**

Obscured glass window to the side elevation, access to roof space.

**Bedroom One**

11'2 x 11'3 (3.40m x 3.43m)

Window to the rear elevation, double radiator.

**Bedroom Two**

11'9 x 11'8 (3.58m x 3.56m)

Window to the front elevation, double radiator, oak flooring.

**Bedroom Three**

8'5 x 7'5 (2.57m x 2.26m)

Window to the front elevation, double radiator, oak flooring.

**Bathroom**

Modern suite comprising pedestal wash hand basin, heated towel rail, walk in shower with chrome controls and showerhead, wc with low level flush, obscured glass window to the rear elevation.

**Outside****Front Garden**

Designed with off road parking in mind, enclosed with hedging to both sides with wrought iron gate, pathway to front entrance and side access, off road parking available on the hardstanding.

**Rear Garden**

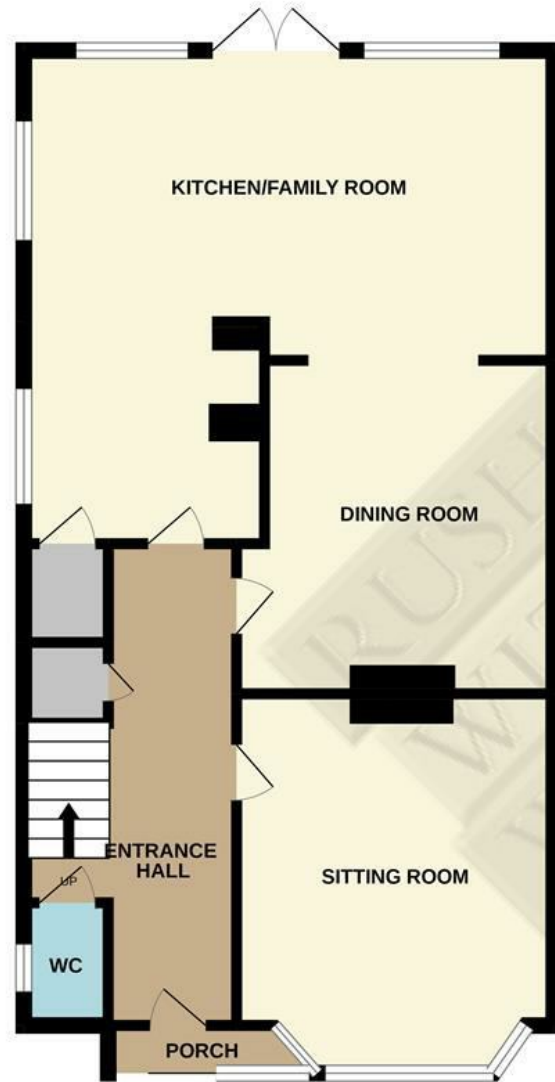
Extensive in size, mainly laid to lawn, enclosed with hedging to the side and rear of the property, rockery feature.

**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  
660 sq.ft. (61.3 sq.m.) approx.

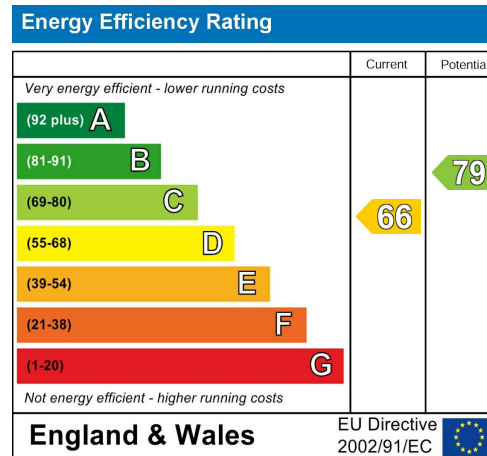
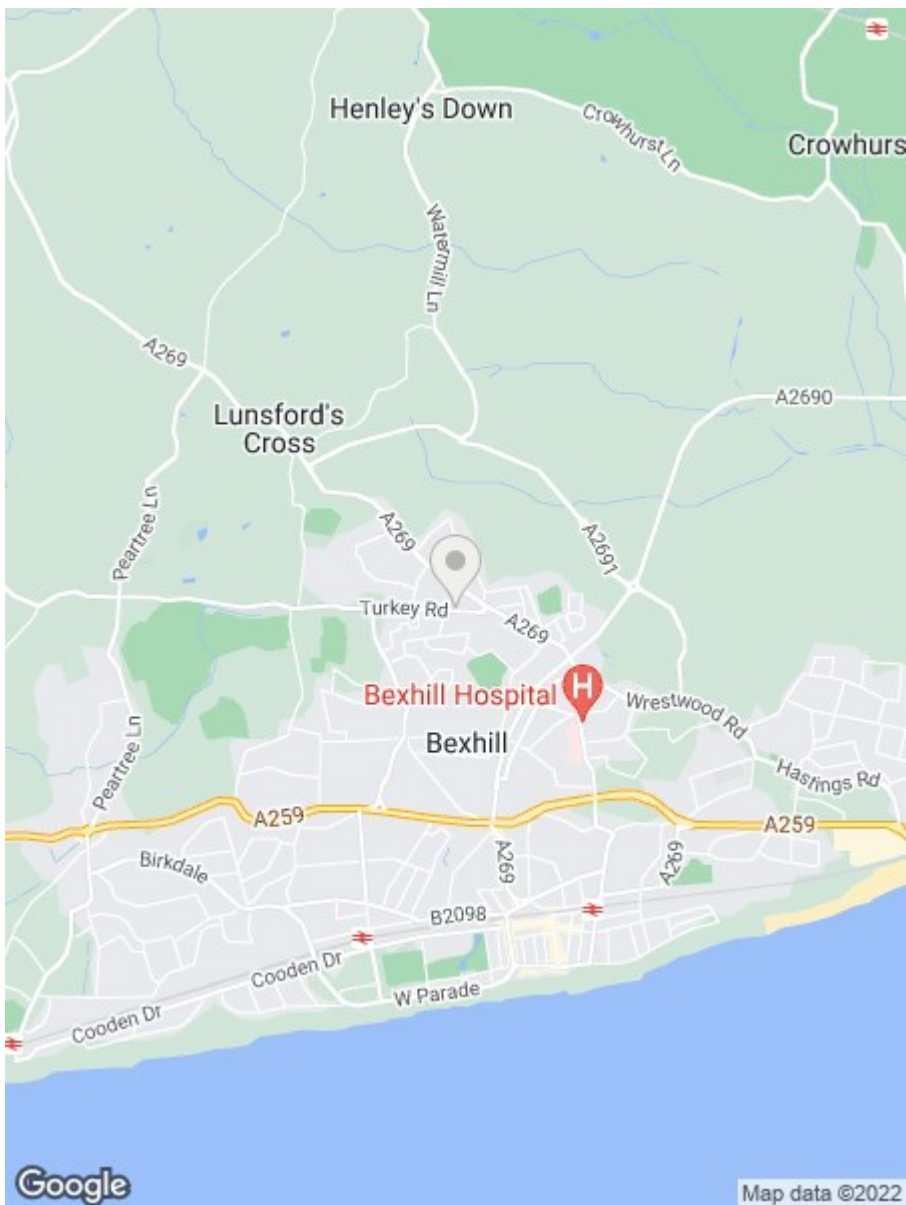


1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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