

RUSH  
WITT &  
WILSON



**12 Chepbourne Road, Bexhill-On-Sea, East Sussex TN40 1QU**  
**£281,500**

**An exciting opportunity to purchase a converted detached stable oozing character and charm with three double bedrooms, spacious kitchen/breakfast room, two bathrooms, private front and rear gardens, latched doors throughout, stained glass windows, gas central heating system, partially double glazed, three open fireplaces, off road parking. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



**Entrance Porch**

With entrance door.

**Living Room**

19'2 x 15'3 (5.84m x 4.65m )

Two bay windows to the front elevation with stained glass inserts, two double radiators, open fireplace in brick surround, built-in bookcase. Additional storage cupboard and boiler cupboard.

**Rear Lobby**

Door to side, built-in storage cupboard.

**Kitchen/Breakfast Room**

15'6 x 12'9 (4.72m x 3.89m )

Fitted German kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, gas hob with extractor canopy and light, built-in double oven with grill, plumbing for dishwasher, single radiator, fireplace, breakfast bar, built-in shelving, windows to the rear elevation, tiled splash-backs, some glass fronted display cabinets.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, w.c. with low level flush, bidet, pedestal wash hand basin, tiled walls, obscure glass windows to the rear elevation, double radiator.

**First Floor Landing**

Window to side elevation, large built-in storage cupboard.

**Shower Room**

single radiator, corner shower with chrome controls and shower head.

**Bedroom Two**

11'8 x 9'10 (3.56m x 3.00m )

Window to rear elevation, access to roof space, double radiator.

**Bedroom Three**

10'5 x 7'4 (3.18m x 2.24m )

Windows to both rear and side elevation, single radiator.

**Cloakroom**

WC with low level flush, corner wash hand basin, obscure glass window to side elevation.

**Bedroom One**

19'4 x 14'9 (5.89m x 4.50m )

Two bay windows overlook the front elevation with window seats, lift up storage, double radiator, inset wash hand basin with vanity unit, beautiful tiled fireplace, open fireplace. two storage cupboards with stained glass fronts.

**Outside****Front Garden**

Enclosed with picket fencing, timber framed log store.

**Rear Garden**

Outside water tap, mainly paved for low maintenance, three timber framed sheds, fish pond and side access to both sides of the property is available and all enclosed by fencing and offering some privacy and seclusion, established flower beds.

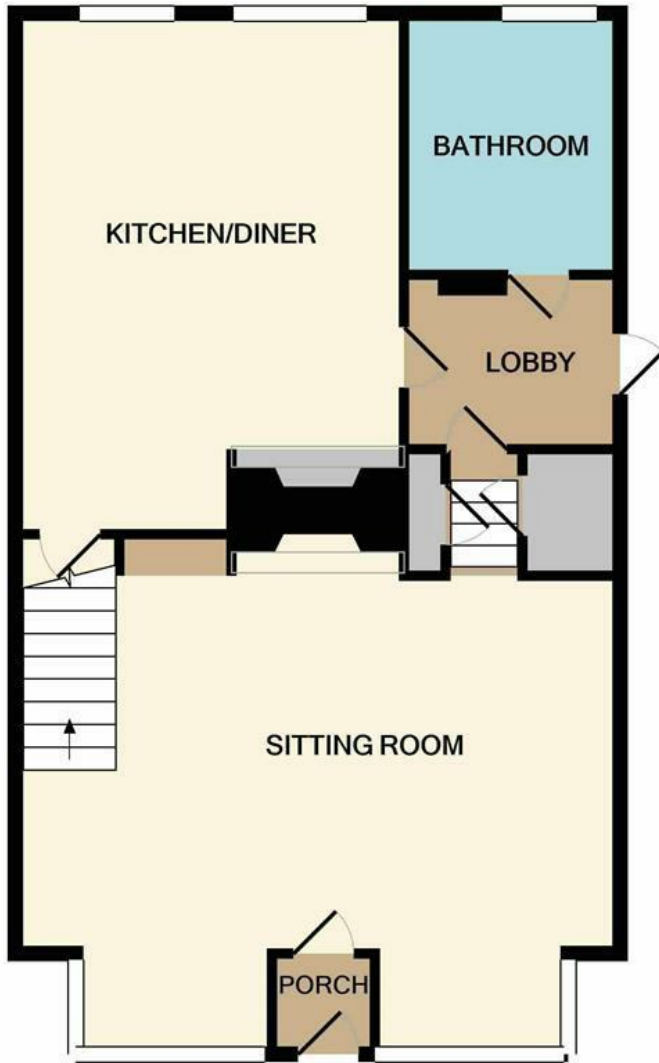
**Off Road Parking**

Accessed from the rear via double gates

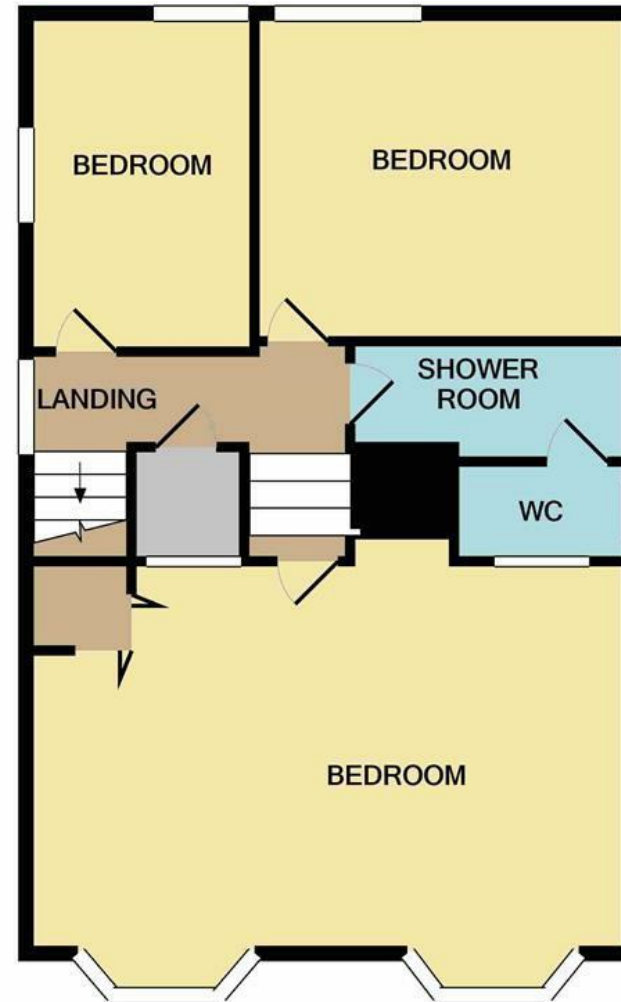
**Agents Note**

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.





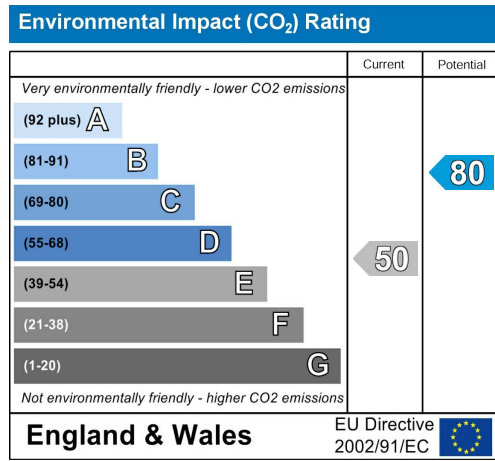
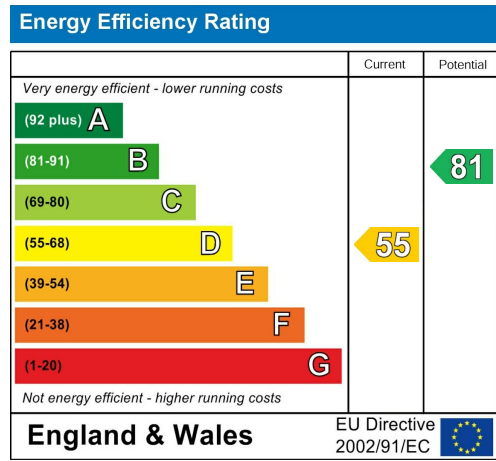
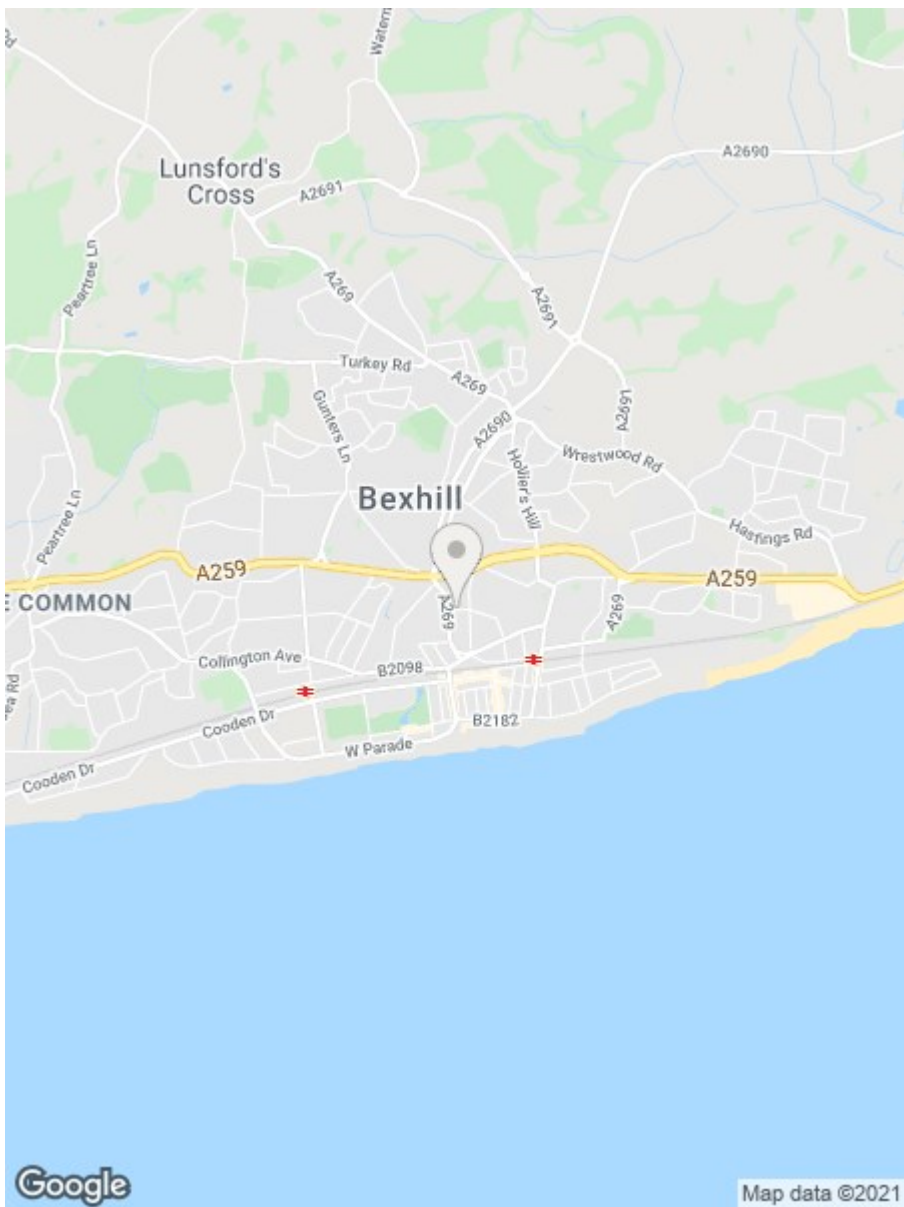
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 616 SQ.FT.  
 (57.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 570 SQ.FT.  
 (53.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1186 SQ.FT. (110.1 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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