

**RUSH  
WITT &  
WILSON**



**9 The Fairway, Bexhill-On-Sea, East Sussex TN39 4ER  
Price Guide £380,000**

**A two bedroom detached house, comprising two double bedrooms, fitted kitchen, lounge, dining room, conservatory, double glazed windows and doors and gas central heating system. Externally the property offers off road parking for multiple vehicles, garage and well maintained, established rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance Porch**

With obscured glass window to the front elevation, tiled floor.

**Entrance Hallway**

With entrance door, double radiator, under stairs storage cupboard, stairs leading to first floor.

**Living Room**

16'2" x 10'9" (4.95 x 3.28)

Double glazed windows overlooking the front elevation, double radiator, feature fireplace with mantle.

**Kitchen**

11'8" x 10'4" (3.57 x 3.16)

Modern fitted kitchen with a range of matching base and wall units with marble effect worktop surfaces, one and half bowl sink with drainer and mixer tap, space for cooker, extractor fan, space and plumbing for washing machine, space for under counter fridge/freezer, double glazed windows overlook the rear elevation, obscured glass panelled door giving access to the side of the property, tiled floor, tiled splashbacks, double radiator.

**Dining Room**

13'1" x 9'10" (4.00 x 3.00)

Double glazed windows and door leading out to conservatory, double radiator.

**Conservatory**

8'2" x 14'4" (2.49 x 4.38)

uPVC double glazed construction, windows overlook rear and both side elevations, glass panelled door gives access onto the side, double radiator, tiled floor, suitable for all year round use.

**Bathroom**

Suite comprising panelled bath with mixer tap and wall mounted chrome shower controls, attachment and showerhead, vanity unit with wash and basin and mixer tap, radiator, obscured glass panelled windows to the side elevation, tiled floor and walls.

**Separate WC**

Modern suite comprising wc with low level flush, radiator, part tiled walls, tiled floor, obscured glass panelled windows to the side elevation.

**First Floor Landing**

With access to roof space, double radiator.

**Bedroom One**

18'8" x 10'9" (5.7 x 3.29 )

Double glazed windows and door giving access onto sun balcony, double radiator, fitted wardrobe with hanging space and shelving, sliding door leading to eaves storage.

**Bedroom Two**

10'2" x 11'8" (3.11 x 3.58)

Double glazed windows overlooking the side elevation, double radiator.

**WC**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, tiled splashbacks, radiator, obscured glass panelled window overlooking the side elevation.

**Outside****To The Side Of The Property**

Outside Storage with power leading to external door with access to garage.

**Garage**

With up and over door, power and light.

**Front Garden**

Off road parking for multiple vehicles.

**Rear Garden**

Beautifully maintained and well established rear gardens backing onto allotment fields, enclosed with fencing to all sides, various plants, small tree and shrubs of various kinds, flowerbeds, side access is available, timber framed shed, power and light, gated access to allotments.

**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.

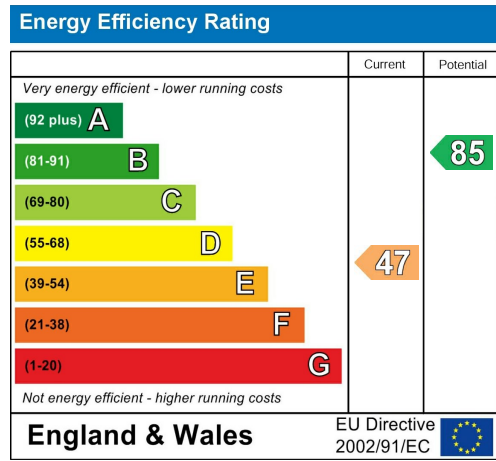
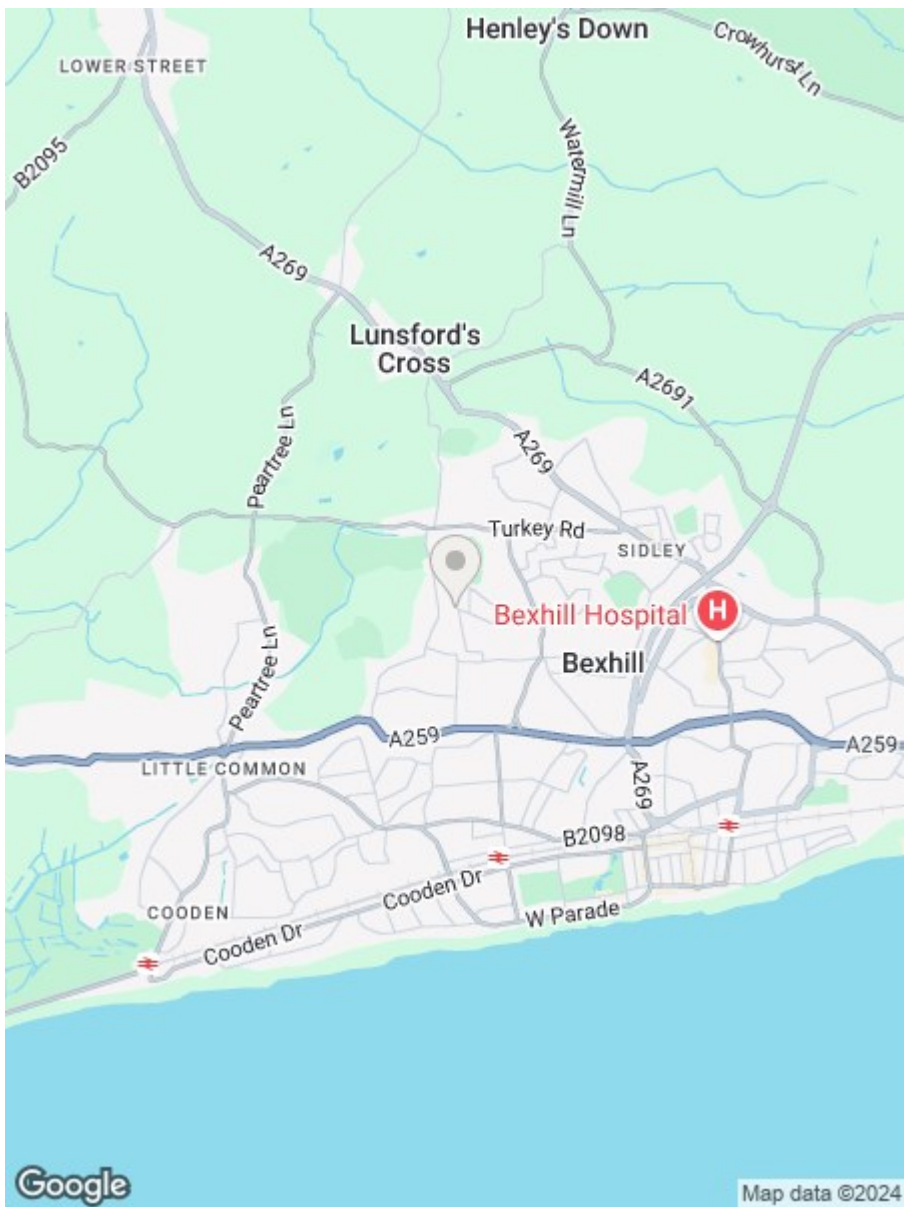




TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

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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