

**RUSH
WITT &
WILSON**



22 Preston Road, Bexhill-On-Sea, East Sussex TN39 5BY
Chain Free £245,000 Freehold

****CHAIN FREE**** Well presented three bedroom terraced house, situated in a residential location of Bexhill, offering bright and spacious accommodation throughout. The accommodation comprises, bay fronted living room, separate dining room, fitted kitchen/breakfast room, three bedrooms and a bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts a low maintenance rear garden. Viewings come highly recommended by Rush Witt & Wilson Bexhill.



Entrance Hallway

Entrance door, radiator, stairs rising to the first floor.

Living Room

14'4 x 11'7 (4.37m x 3.53m)

Double glazed bay window to the front elevation, radiator, fireplace.

Dining Room

12'4 x 11'5 (3.76m x 3.48m)

Double glazed French doors with views and access onto the rear garden, radiator.

Kitchen/Breakfast Room

12'7 x 9'7 (3.84m x 2.92m)

Fitted kitchen with a range of matching wall and base level units, tiled worktop surfaces, sink with drainer and mixer tap, space for freestanding cooker, space for freestanding fridge and freezer, understairs storage cupboard, double radiator, dual aspect with double glazed windows to the rear and side elevations, additional glass panelled door with access onto the garden.

First Floor

Landing

Access to loft space, doors off to the following:

Bedroom One

14'4 x 11'9 (4.37m x 3.58m)

Double glazed bay window to the front elevation, double radiator.

Bedroom Two

12'9 x 11'5 (3.89m x 3.48m)

Double glazed window to the rear elevation, radiator.

Bedroom Three

8'0 x 4'10 (2.44m x 1.47m)

Double glazed window to the front elevation, radiator.

Bathroom

Suite comprising low level wc, panel enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin, airing cupboard, radiator, two sets of double glazed windows to the rear elevation, additional window to the side.

Outside

Rear Garden

Low maintenance rear garden laid with patio, suitable for alfresco dining and entertaining, enclosed to all sides, gated access to the rear, timber framed garden shed.

Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

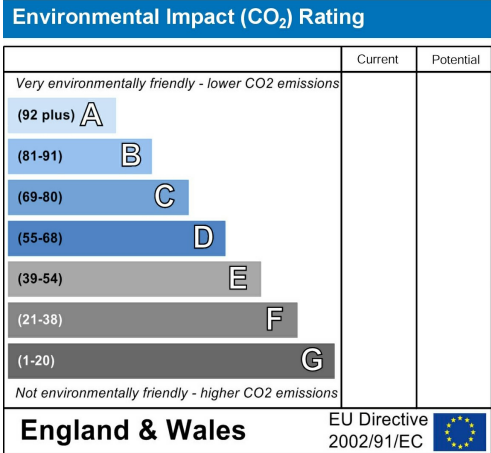
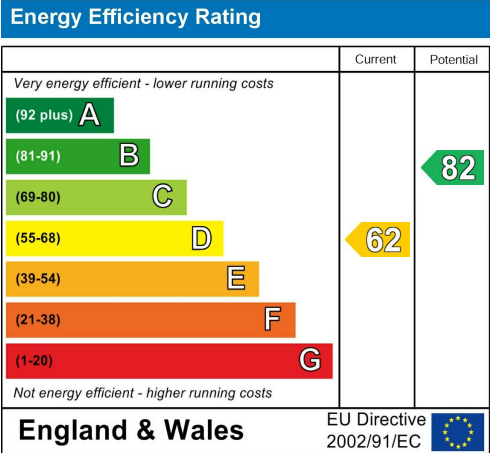
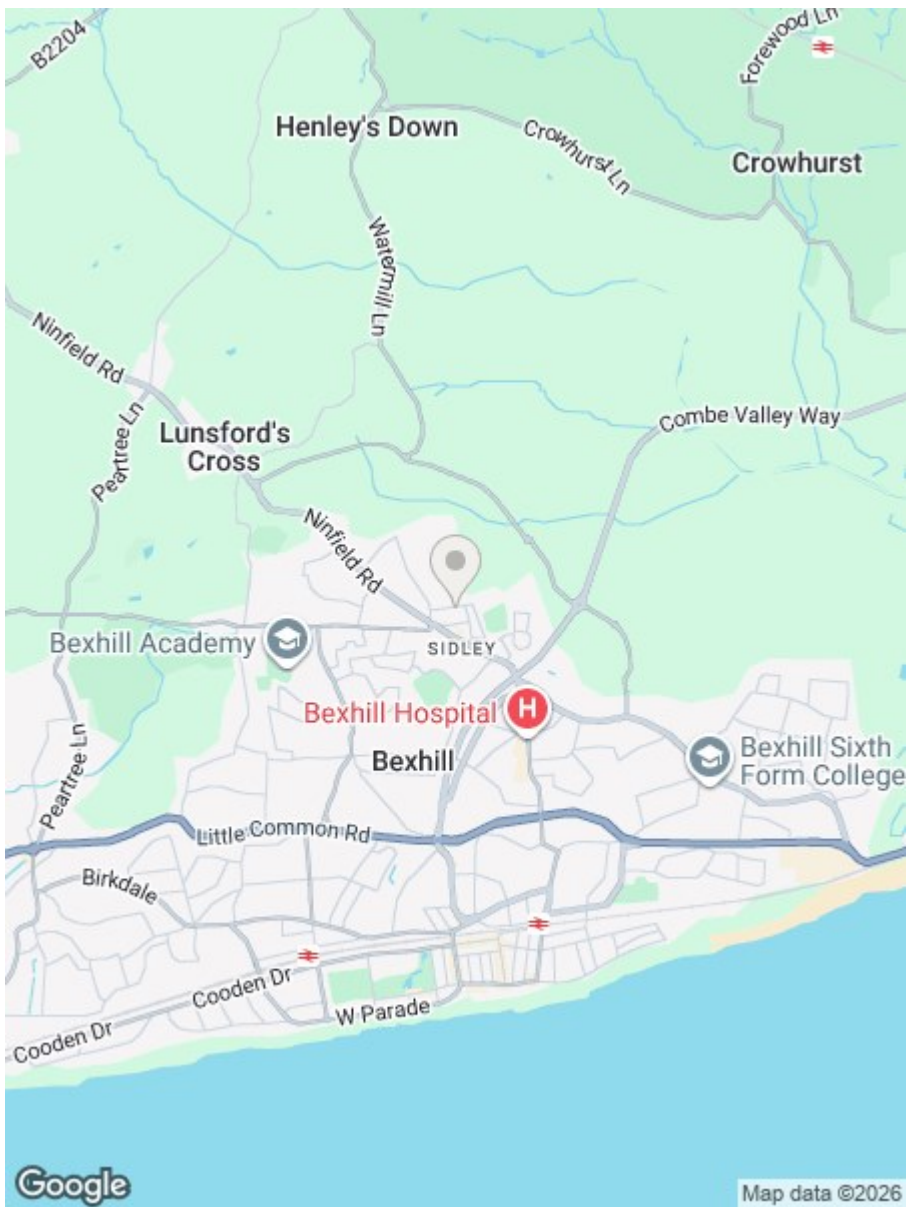




TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

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.

Made with Metropix ©2025



**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**