

**RUSH  
WITT &  
WILSON**



**9 Long Avenue, Bexhill-On-Sea, East Sussex TN40 2SJ  
£365,000**

**A well presented three bedroom detached split-level property located in a popular residential area of Bexhill. Offering bright and spacious accommodation throughout, the property comprises three double bedrooms, a large lounge providing access to a south facing balcony, fitted kitchen, fitted bathroom, separate WC and a lean-to conservatory. Other internal benefits include gas central heating to radiators and double glazed windows. Externally, the property offers well maintained south westerly facing gardens to the rear, front and side of the property, large garage, driveway providing off road parking for multiple vehicles and solar panels on the roof. Conveniently located within close distance to local shops, bus stops and park. Viewing comes highly recommended by RWW Bexhill to appreciate this versatile property sold with NO ONWARD CHAIN.**



**Entrance Hall**

Double glazed front door, radiator, built in storage cupboard with fitted shelving and cupboard above.

**Lounge**

19'0" x 15'5" (5.80 x 4.70)

Double glazed window to rear elevation and double glazed sliding patio door to side elevation giving access to large south facing balcony, radiator, stairs leading to lower ground floor, recessed ceiling spotlights.

**Kitchen**

12'10" x 10'9" (3.93 x 3.28)

Double glazed window to side elevation, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, space for free-standing fridge/freezer, large range style cooker, plumbing space for washing machine, plumbing space for dishwasher, stainless steel single sink with drainer and mixer tap, cupboard housing recently fitted gas central heating boiler, part tiled walls, recessed ceiling spotlights, door leading to conservatory.

**Conservatory**

11'9" x 7'7" (3.60 x 2.33)

Double aspect double glazed windows to side and rear elevations, double glazed French doors giving access to rear garden, fitted base level units with rolled edge laminate worktop surface.

**Bedroom One**

14'10" x 10'0" (4.53 x 3.07)

Double aspect double glazed windows to front and side elevations, radiator.

**Bedroom Two**

11'8" x 9'10" (3.57 x 3.02)

Double glazed window to front elevation, radiator.

**Bathroom**

Obscured double glazed windows to side elevation, radiator, bathroom suite comprising low-level WC, large panel enclosed bath with mixer-tap, shower attachment and rain effect shower head, vanity unit with wash hand basin mixer tap and storage cupboards beneath, part tiled walls, tiled floor.

**Separate WC**

Obscured double glazed window to side elevation, radiator, low-level WC, pedestal mounted wash hand basin.

**Lower Ground Floor****Lower Ground Floor Landing**

Obscured double glazed door giving access to lower side garden and driveway.

**Bedroom Three**

15'3" x 12'7" (4.65 x 3.85)

Double glazed window to side elevation overlooking the garden, radiator

**Outside****Rear Garden**

South westerly facing garden with sun patio and raised timber decking area providing a suitable space for alfresco dining and benefitting from rooftop view, raised flower beds, side gate leading to front of the property, steps leading to the lower rear garden.

**Lower Rear Garden**

Mainly laid to lawn with lawn, timber garden shed, mature plants and shrubs, steps leading to:

**Lower Side Garden**

Mainly laid with artificial grass, bespoke garden furniture including fitted bench, garden bar, raised flower bed and garden pond all with LED lighting, gate leading to driveway

**Driveway**

Off road parking for multiple vehicles.

**Integral Garage**

Up and over garage door, light and power.

**Front Garden**

Mainly laid to lawn with mature plants and shrubs.

**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.





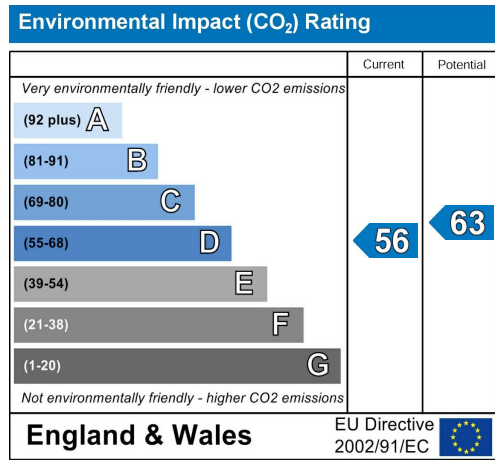
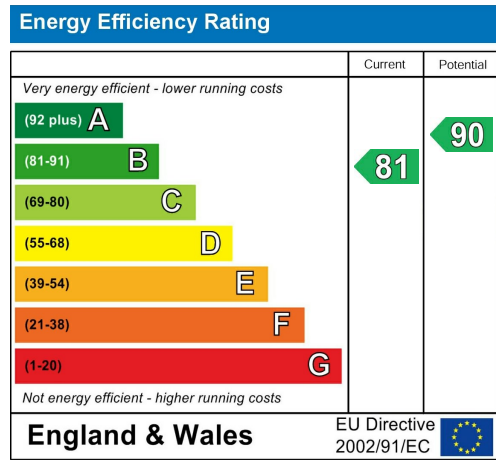
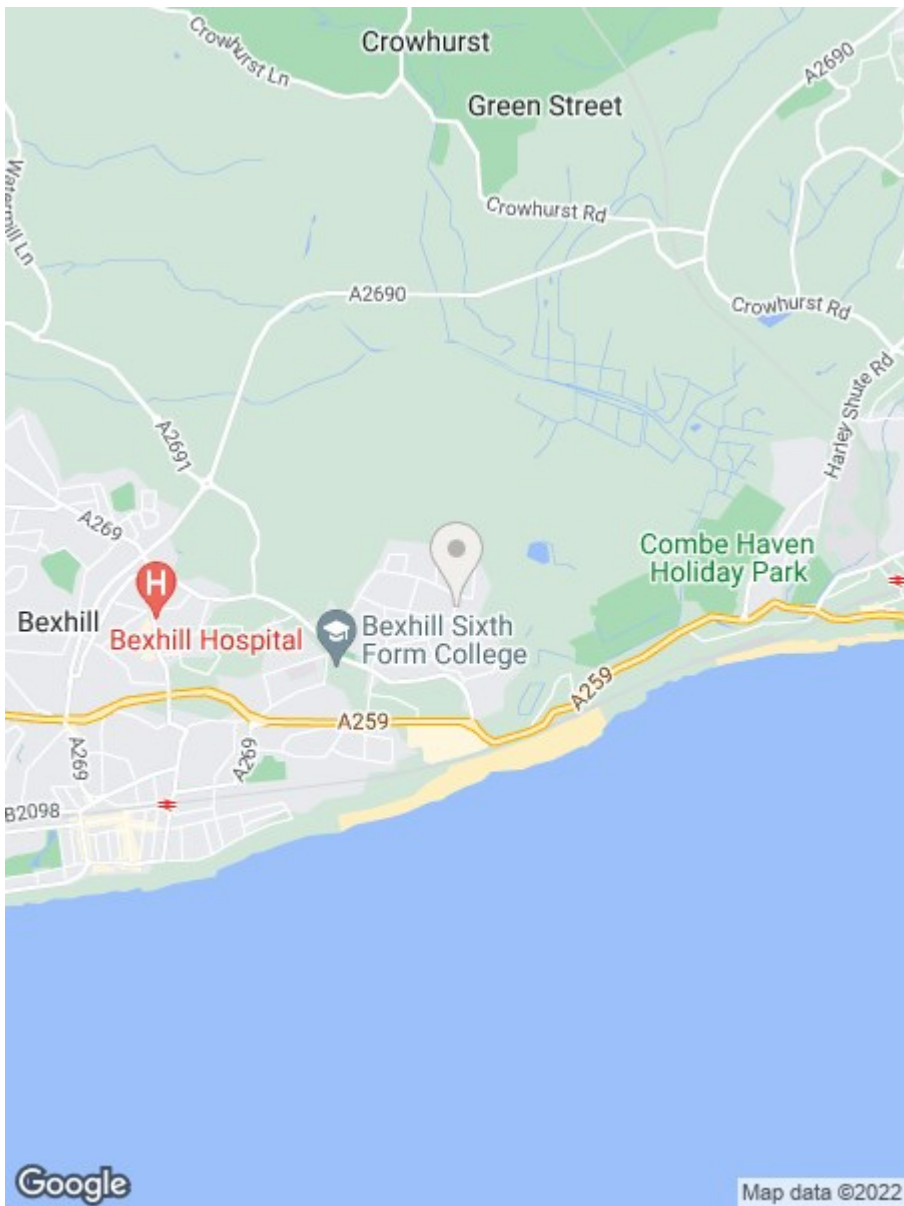
1ST FLOOR  
APPROX. FLOOR  
AREA 993 SQ. FT.  
(92.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 491 SQ. FT.  
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1485 SQ.FT. (137.9 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, 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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