

**RUSH  
WITT &  
WILSON**



**1A Colebrooke Road, Bexhill-On-Sea, East Sussex TN39 3PY  
£425,000**

**A very spacious two bedroom detached house, built circa 1950's, two reception rooms, kitchen/breakfast room, downstairs cloakroom, open fireplace in living room, entrance porch, gas central heating system, secondary glazed windows, garage, private front and rear gardens, NO ONWARD CHAIN. Viewing comes highly recommended by RWW sole agents. Council Tax Band TBC.**



### **Entrance Porch**

With entrance door, windows to both the front and side elevations.

### **Entrance Hallway**

Double radiator.

### **Cloakroom**

WC with low level flush, pedestal mounted corner wash hand basin, tiled floor.

### **Lounge/Dining Room**

20'1" x 17'7" (6.13 x 5.37)

Window to the side elevations, window to the rear, two double radiators, brick built fireplace with gas fire, log and coal cupboards.

### **Second Reception Room**

14'8" x 22'8" (4.49 x 6.91)

Triple aspect with windows to both sides and rear elevations, patio doors give access onto the rear garden, double and single radiator, book shelving.

### **Kitchen/Breakfast Room**

11'0" x 10'5" (3.37 x 3.19)

Fitted kitchen comprising a range of base and wall level units with laminate roll edge worktops, twin bowl single drainer stainless steel sink unit with mixer tap, space for cooker, wall mounted gas central heating and domestic hot water boiler, space for fridge or freezer, single radiator, walk in pantry with base and wall units, shelving and window to the side elevation.

### **Side lobby**

With plumbing for washing machine recessed into cupboard with shelving, larder cupboard with window.

### **Covered Side Porchway**

With door to front, window to the side, space for additional white goods, shelving.

### **First Floor Landing**

Window to the side elevation, access to roof space, two airing cupboards.

### **Bedroom One**

17'7" x 14'8" (5.38 x 4.49)

Windows overlook both the side and rear elevations, fitted wardrobe cupboards and drawers.

### **En-Suite**

Comprising walk in shower cubicle, wall mounted electric shower unit, controls and showerhead, wc with low level flush, corner wash hand basin with splashback and chrome heated towel rail, electric mirror with light, wall mounted medicine cabinet.

### **Bedroom Two**

14'4" x 14'6" (4.39 x 4.43)

Windows overlook the front and side elevations, double radiator, fitted wardrobe cupboards with drawers and dressing table.

### **Cloakroom**

WC with low level flush, obscured glass window overlooks the side elevation.

### **Bathroom**

Suite comprising panelled bath with hand/shower attachment, wall mounted wash hand basin, single radiator, vanity unit, tiled walls, obscured glass window to the front elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with mature shrubbery, plants and trees, off road parking is available on the patio driveway leading to the garage, side access is available.

#### **Rear Garden**

Mainly laid to lawn, westerly facing rear garden, mature shrubs, trees and plants of various kinds, patio area, to the rear of the garden can be found two timber framed sheds.

#### **Garage**

Single garage with double opening doors, power and light, personal door and window to the rear elevation.

#### **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  
1004 sq.ft. (93.3 sq.m.) approx.

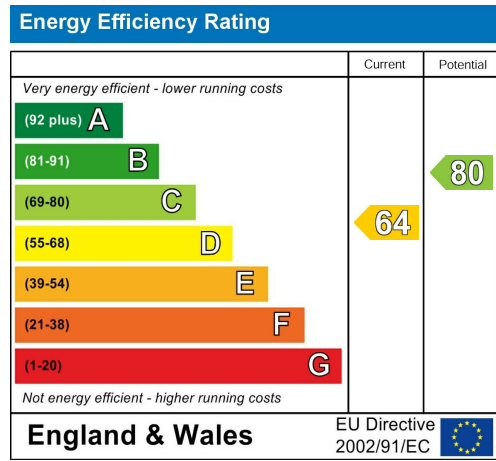
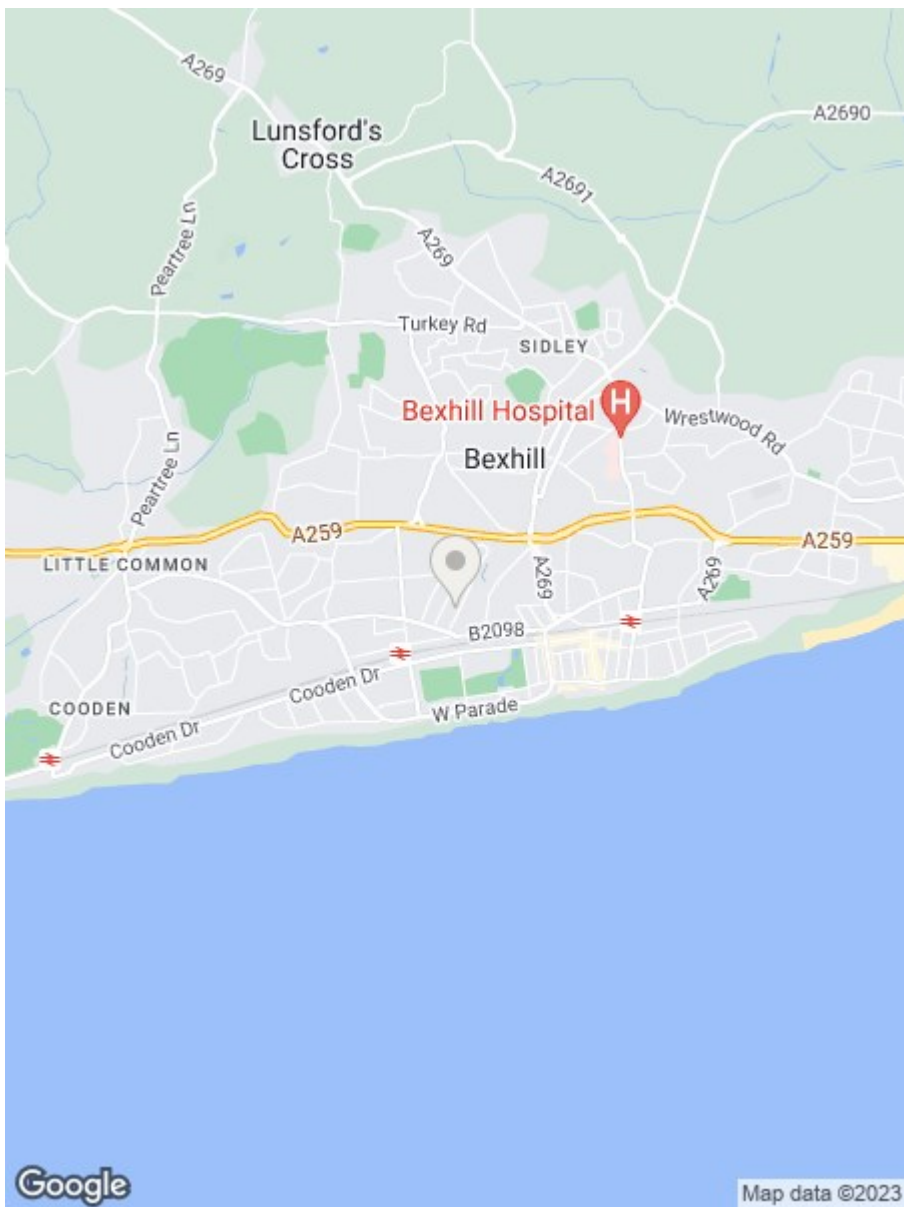


1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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