

**RUSH
WITT &
WILSON**



**46 Reginald Road, Bexhill-On-Sea, East Sussex TN39 3PH
£232,500**

Rush, Witt and Wilson are delighted to welcome to the market this well presented two bedroom character terrace house conveniently located with in short distance to Bexhill town centre. Offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, separate dining room, fitted kitchen, two double bedrooms, modern fitted bath/shower room and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows. Externally the property offers low maintenance gardens to both the front and rear of the property. Ideally situated in short walking distance to Bexhill town centre, seafront, and mainline rail stations. Viewing comes highly recommended by the vendors chosen sole agents Rush, Witt and Wilson Bexhill to appreciate this beautiful property in this convenient location.



Hallway

Obscured glass panelled front door leading to hallway with radiator and stairs leading to first floor.

Lounge

13'6" x 11'6" (4.12 x 3.51)

Front aspect double glazed bay window, three radiators, modern fitted fireplace with fitted electric heater and wall mounted down lighters.

Dining Room

10'10" x 12'0" (3.32 x 3.66)

Rear aspect double glazed window, radiator, feature arched alcove with storage cupboard beneath, under stairs storage cupboard housing the gas meter, electric meter and electric consumer unit, door leading through to kitchen.

Kitchen

10'0" x 8'11" (3.05 x 2.73)

Rear aspect window over looking the rear garden, side aspect double glazed door giving access to the rear garden, fitted kitchen with a range of matching wall and base level units with laminate roll top work surfaces, larder style cupboard, space for under counter fridge, space for under counter freezer, stainless steel single sink and drainer with mixer tap, plumbing space for washing machine, integrated electric double oven with worktop mounted gas hob and fitted stainless steel extractor hood above, wall mounted gas central heating boiler, part tiled walls, tiled floor.

First Floor Hallway

Access to loft space.

Bedroom One

15'1" x 10'11" (4.61 x 3.33)

Front aspect double glazed windows, two radiators.

Bedroom Two

10'11" x 9'5" (3.33 x 2.89)

Rear aspect double glazed window, radiator.

Bathroom

Rear aspect obscured double glazed window, radiator, modern fitted bathroom with wall mounted wash hand basin and mixer tap, walk in corner shower cubicle with wall mounted shower controls and shower attachment, panelled enclosed bath with mixer tap and shower attachment, fully tiled walls, tiled floor, recessed ceiling spotlights and extractor fan.

Separate WC

Side aspect obscured double glazed window, low level wc.

Externally**Rear Garden**

Walled rear garden patio, steps leading to second tier which is mainly laid to lawn with some plant and shrub borders, gate leading to rear alleyway giving access to the rear garden.

Front Garden

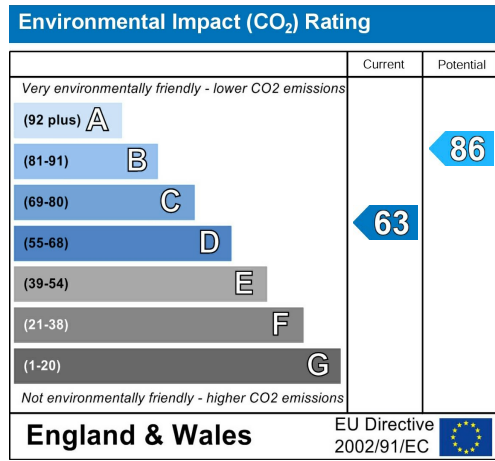
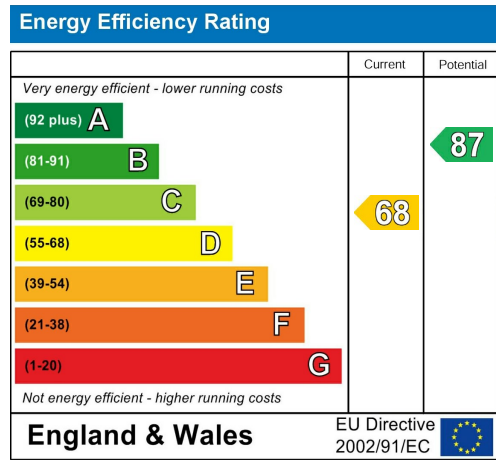
Low maintenance front garden laid with shingle.

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.







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