

**RUSH  
WITT &  
WILSON**



**10 St. James Crescent, Bexhill-On-Sea, East Sussex TN40 2DL  
£375,000**

**A beautiful three bedroom semi-detached family house with spacious double glazed entrance porch, uPVC double glazed conservatory to the rear, modern kitchen and bathroom, private front and rear gardens, gas central heating system, double glazed windows and doors, garage with off road parking, viewing comes highly recommended by RWW Sole Agents.**



**Entrance Porch**

uPVC double glazed construction with obscured glass windows to both the front and side elevations, tiled floor.

**Entrance Hallway**

Under stairs storage cupboard, double radiator.

**Living/Dining Room**

23' x 11'9 (7.01m x 3.58m)

Bay window to the front elevation, double radiator, wall mounted contemporary electric real flame fire, French doors open into the conservatory.

**Conservatory**

9'4 x 11'1 (2.84m x 3.38m)

uPVC double glazed construction, overlooking the rear and side elevations, French doors lead out to the patio, modern wall mounted electric controlled heater.

**Kitchen**

9'7 x 7'5 (2.92m x 2.26m)

Window overlooks the rear elevation, door to side, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, freestanding electric oven with double oven, grill and hob, brushed stainless steel extractor canopy, space for fridge/freezer, tiled splashbacks.

**First Floor Landing**

Window to the side elevation, access to roof space.

**Bedroom One**

12'5 x 9'10 (3.78m x 3.00m)

Window to the rear elevation, double radiator.

**Bedroom Two**

11'2 x 10'3 (3.40m x 3.12m)

Window to the front elevation, double radiator.

**Bedroom Three**

7'2 x 6'7 (2.18m x 2.01m)

Window to the front elevation, double radiator.

**Bathroom**

Modern suite comprising panelled shower/bath, with chrome controls and shower attachment and fixed showerhead, tiled splashbacks, obscured glass window to the side elevation, heated chrome towel rail, wc with low level flush, wall

mounted wash hand basin with vanity unit, tiled walls, wall mounted mirrored fronted cupboard.

**Outside****Front Garden**

Designed with low maintenance in mind, off road parking for several vehicles, access to garage and side access, raised shrub beds with chip stone.

**Rear Garden**

Mainly laid to lawn with patio area for alfresco dining, well stocked shrub and flowerbeds with mature shrubbery and plants of various kinds, outside water tap, all enclosed with fencing to all sides.

**Garage**

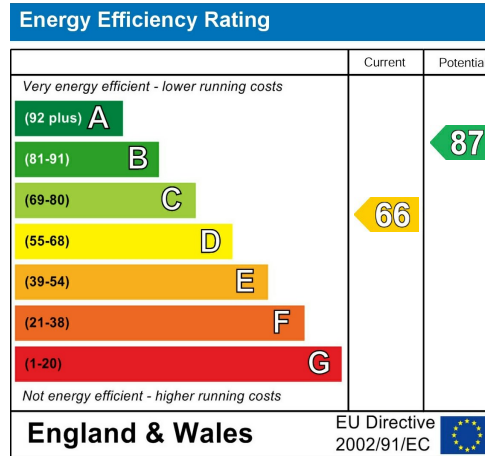
Metal up and over door, personal door to the front and rear with window, utility area with laminate straight edge worktops, base units, space for tumble dryer and plumbing space for washing machine.

**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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**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**