

**RUSH
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**RUSH
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FOR SALE
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**27. Green Lane, Bexhill-On-Sea, East Sussex TN39 4PH
£274,950**

A three bedroom end of terrace house located in this sought after road just minutes walk from Broad Oak Park and the popular village of Little Common with its many shops and popular local school. Offering bright and spacious accommodation throughout, the property comprises three bedrooms, lounge, fitted kitchen, bathroom, ground floor W.C and conservatory. Other internal benefits include gas fired central heating to radiators and double glazed windows. Externally the property offers well maintained gardens to front and rear and a garage en bloc that can be accessed from the rear garden. This property is also offered with benefit of no onward chain. Viewing is highly recommended via the Vendors chosen sole agents at Rush Witt & Wilson.



Hallway

UPVC double glazed door with obscure glass panel side light leading to hallway with a radiator, large under-stairs storage cupboard which houses gas meter, electric meter and electric fuse box and doors with access to ground floor rooms.

Lounge/Diner

15'4" x 12'11" (4.69m x 3.94m)

Rear aspect double glazed window overlooking their rear garden, two radiators, serving hatch through to kitchen, open plan through to the conservatory.

Conservatory

7'10" x 9'6" (2.40m x 2.92m)

UPVC double glazed windows to three sides overlooking the rear garden with sliding patio door, radiator, wall mounted spotlights,

Kitchen

10'10" x 10'4" narrowing to 6'0" (3.31m x 3.16m narrowing to 1.84m)

"L" shaped kitchen with a front aspect double glazed window, radiator. Fitted kitchen with a range of wall and base level units with roll top work surfaces, under counter space for fridge, under counter space for freezer, space for cooker with fitted electric extractor hood above, plumbing space for washing machine and plumbing space for dishwasher, inset stainless steel sink with drainer and chrome mixer tap, serving hatch through to lounge. Part tiled walls, gas central heating boiler, ceiling mounted spotlights.

Ground Floor WC

Front aspect obscure double glazed window, radiator, low level w.c., pedestal mounted basin with separate hot and cold tap and tiled splash-back,

First Floor Hallway

Airing cupboard housing hot water cylinder with slatted shelving, access to loft, doors with access to first floor rooms.

Bedroom One

10'5" x 10'1" (3.20m x 3.08m)

Front aspect double glazed window, radiator.

Bedroom Two

13'6" x 8'0" (4.13m x 2.44m)

Rear aspect double glazed window. Range of fitted sliding wardrobe mirrored doors with a range of hanging space and shelving.

Bedroom Three

10'5" x 6'1" (3.19m x 1.87m)

Rear aspect double glazed window and radiator.

Bathroom

Front aspect double glazed window, radiator. White bathroom suite comprising low level w.c., pedestal mounted hand wash basin with separate hot and cold tap, panel enclosed bath with separate hot and cold taps, wall mounted thematically control with shower attachment and folding glass shower screen, part tiled walls.

Outside

Pathway leading to front door with a front garden mainly laid to lawn.

Rear Garden

West facing rear garden, split by a sun patio area with the rest mainly laid to lawn with mature plant and shrub borders and bordered by fence panels and hedging. Two timber garden sheds. Side gate leading to garage en bloc further side gate leading to the front garden.

Front Garden

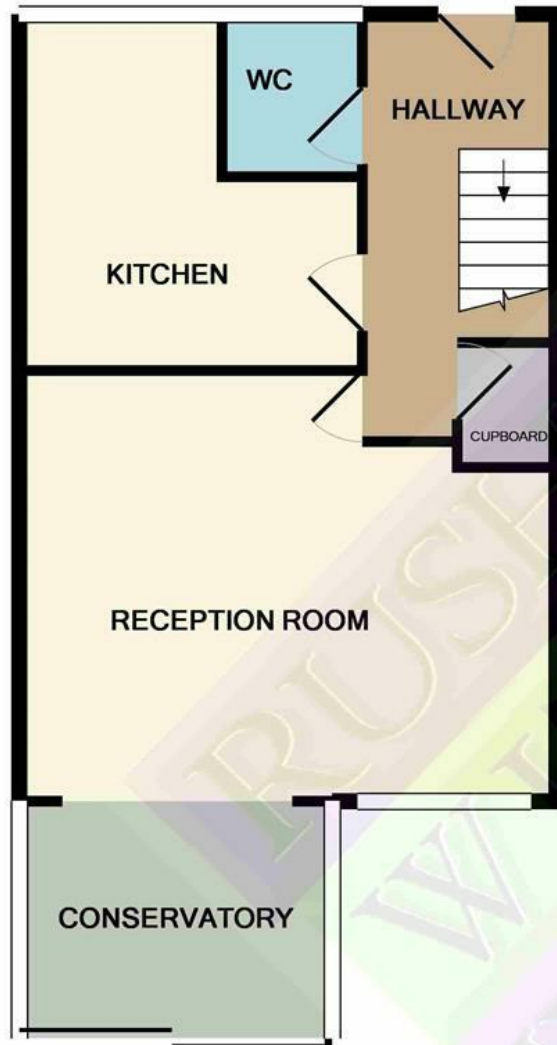
Pathway leading to front door with a front garden mainly laid to lawn with bush hedges, side gate giving access to the rear garden. Outside tap.

Single Garage En Bloc

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.





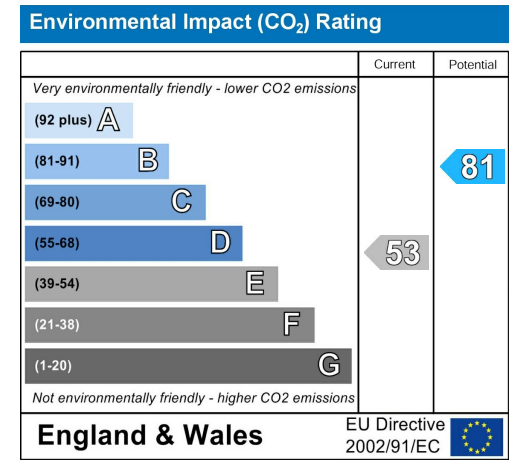
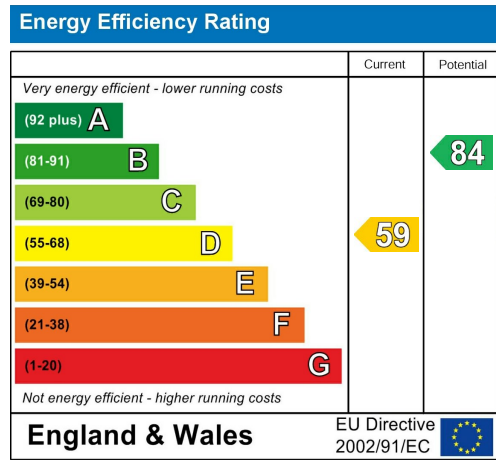
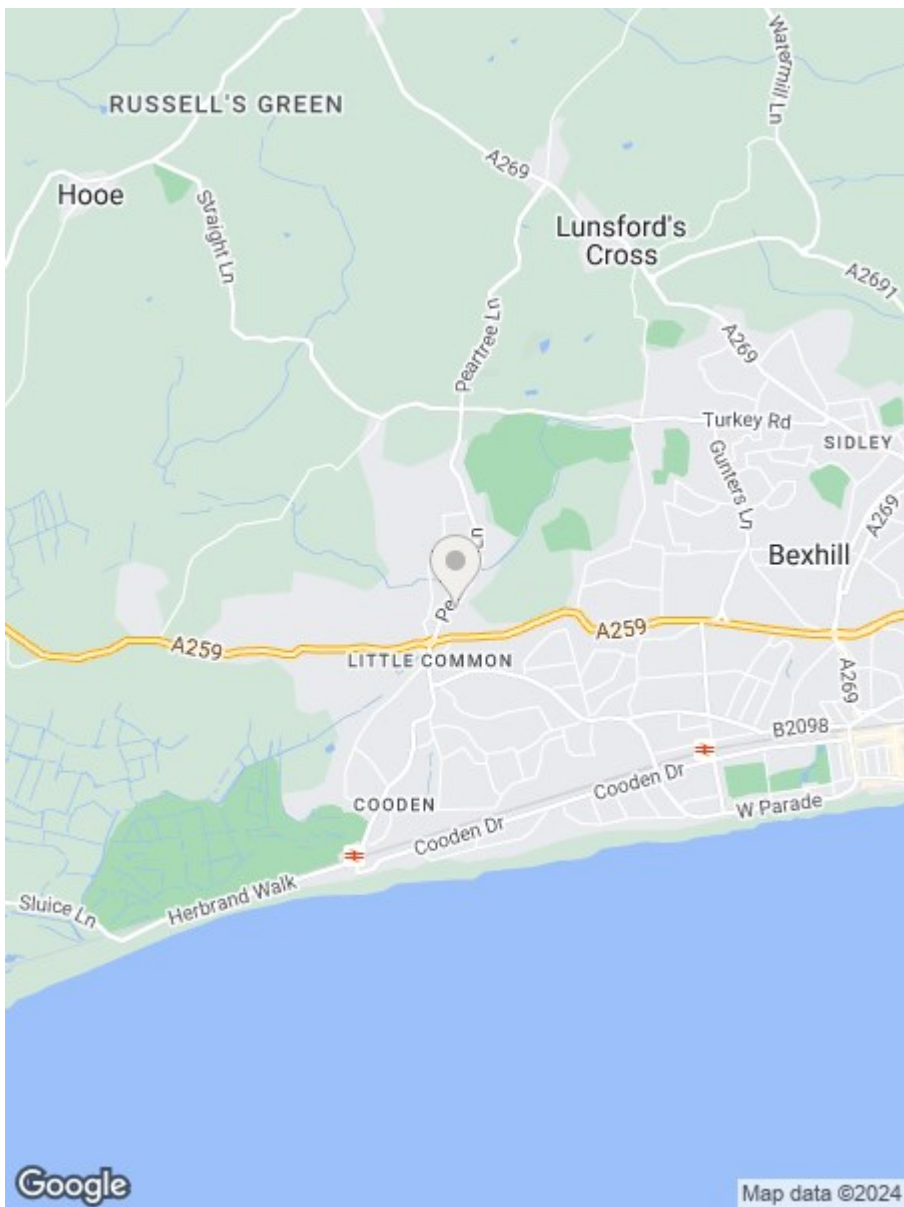
GROUND FLOOR
 APPROX. FLOOR
 AREA 461 SQ.FT.
 (42.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 392 SQ.FT.
 (36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 852 SQ.FT. (79.2 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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