RUSH WITT & WILSON

4 Westdown Road, Bexhill-On-Sea, East Sussex TN39 4DY

£275,000

A semi-detached house situated in a popular residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises, living room, separate dining room, conservatory, fitted kitchen, downstairs cloakroom, three double bedrooms, a family bathroom suite and a separate wc. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles and private rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.

Entrance Hallway
With entrance door, under stairs storage cupboard, double radiator, stairs leading to the first floor.

Living Room
19'1" x 12'10" (5.84 x 3.92)
Double glazed bay window to the front elevation, additional window to the front, double radiator, feature fireplace.

Dining Room
10'8" x 9'10" (3.26 x 3.00)
Glass panelled French doors give access onto the conservatory , double radiator.

Conservatory
9'10" x 9'10" (3.00 x 3.00)
Glass panelled door to the rear elevation, windows to the side elevation, tiled flooring, upvc construction.

Kitchen
10'4" x 8'5" (3.17 x 2.59)
Fitted kitchen comprising a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, space for freestanding cooker, space and plumbing for washing machine, space for under counter fridge/freezer, tiled splashbacks, radiator, double glazed windows to the rear elevation, obscured glass panelled door gives access to the rear porch, obscured glazed window to the side elevation.

Rear Porch
Windows to the side and door giving access onto the rear garden.

Downstairs WC
Suite comprising wc with low level flush, wash hand basin with hot and cold tap, radiator, tiled walls, obscured glassed window to the side elevation.

First Floor Landing
Window to the side elevation, access to roof space via loft hatch.

Bedroom One
13'6" x 10'8" (4.13 x 3.27)
Windows to front elevation, built in wardrobe cupboards with hanging space and shelving, double radiator.

Bedroom Two
11'0" x 8'0" (3.37 x 2.45)
With window to the front elevation, radiator.

Bedroom Three
7'7" x 8'3" (2.32 x 2.54)
Window to the rear elevation overlooking the rear garden, built in wardrobe cupboards with hanging space and additional storage above.

Bathroom
Suite comprising panelled bath with hot and cold tap, pedestal mounted wash hand basin with hot and cold tap, radiator, airing cupboard housing the gas central heating and domestic hot water boiler, obscured glazed windows to the rear elevation, tiled walls.

Separate WC
Suite comprising wc with low level flush, part tiled walls, and window to the side elevation.

Outside

Front Garden
Driveway providing off road parking for multiple vehicles, area of front lawn and flowerbeds.

Rear Garden
Mainly laid to lawn with various small shrubs and trees, patio areas suitable for alfresco dining, timber framed shed, enclosed to all sides with fencing.

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.

1000
Charlie says "What?"

TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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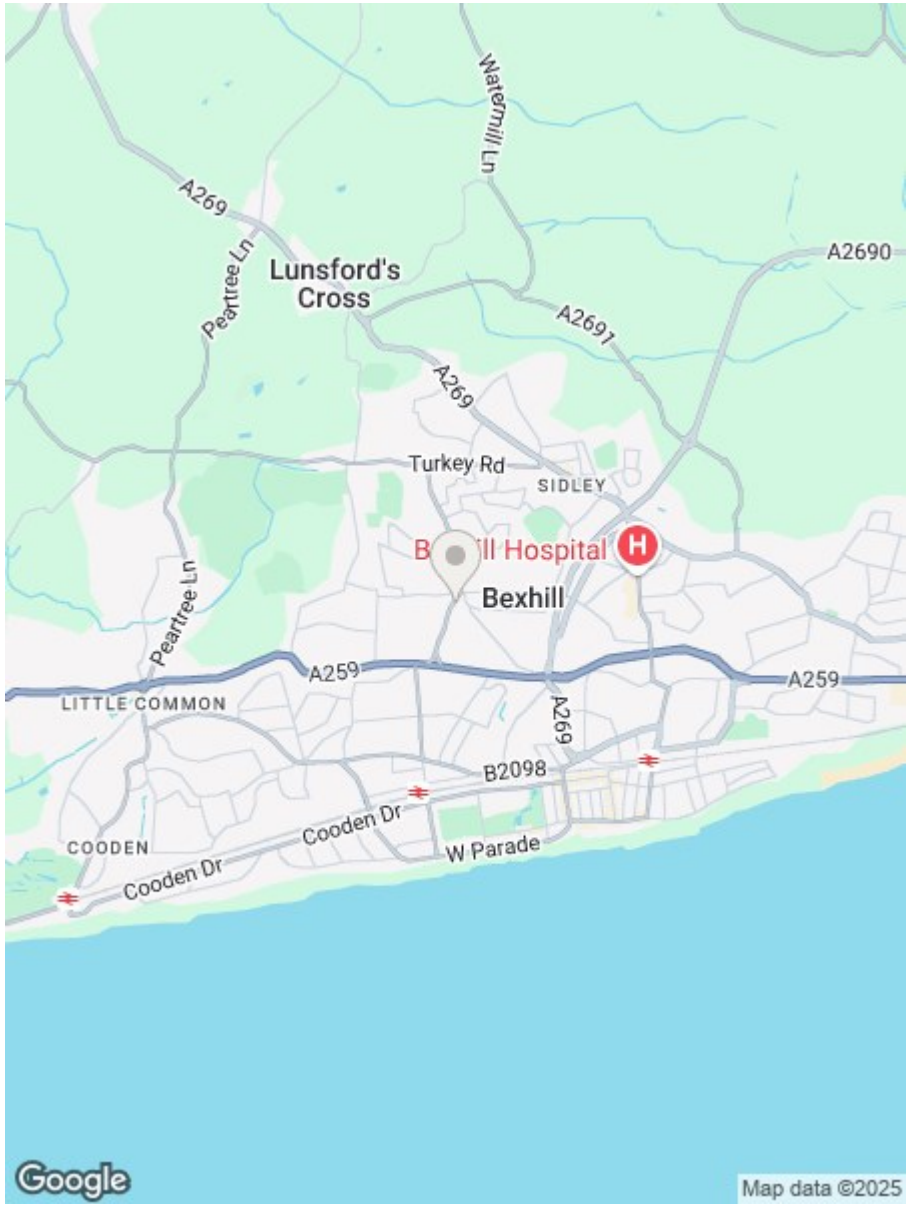

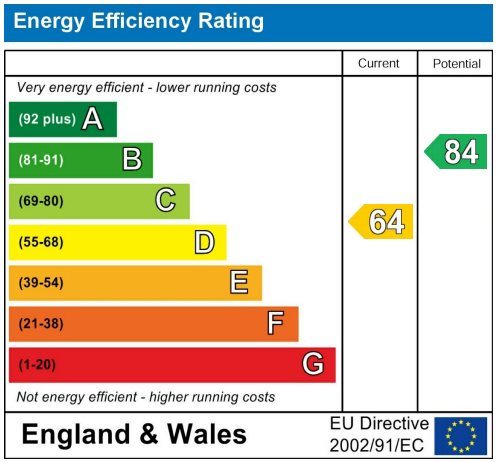

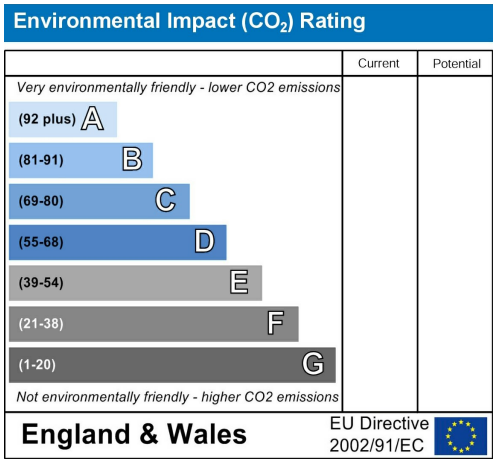

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