

**RUSH  
WITT &  
WILSON**



**58 Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JW  
£425,000**

**A beautifully presented, spacious three bedroom, terrace Victorian house arranged over three floors, original fireplaces and features throughout, exposed floorboards, gas central heating system, double glazed windows and doors, entrance lobby, kitchen/breakfast/family room, private front and rear gardens with rear access, living/dining room, beautiful full bathroom suite, additional en-suite shower rom, viewing comes highly recommended by RWW Bexhill, sole agents. Council Tax Band D.**



### **Entrance Lobby**

With entrance door with stain glass window above, coconut matting.

### **Entrance Hallway**

Double radiator, exposed floorboards, under stairs storage cupboard.

### **Living Room/Dining Room**

25'4" x 11'8" (7.74 x 3.56)

Bay window to the front elevation, two double radiators, two open fireplaces with ornate surrounds, built in storage cupboards, French doors lead out onto the rear garden.

### **Kitchen/Breakfast/Family Room**

23'11" x 9'4" (7.29 x 2.85)

Two windows overlook the side elevation, French doors lead out onto the rear garden, exposed floorboards, double radiator, Fitted kitchen comprising a range of base and wall units with solid wood block worktop, one and half bowl enamel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, range style cooker with gas hob and ovens, space for American style fridge/freezer, exposed floorboards, breakfast bar.

### **First Floor Landing**

Large built in storage cupboard with obscured glass window to the side elevation, gas central heating and domestic hot water boiler, under stairs storage cupboard.

### **Bedroom One**

20'2" x 13'6" (6.16 x 4.13)

Bay windows overlook the front elevation, exposed floorboards, double radiator, cast iron fireplace with ornate surround.

### **Bedroom Two**

14'10" x 11'4" (4.53 x 3.47)

Window to the rear elevation, cast iron fireplace with ornate surround, double radiator, fitted wardrobe cupboards.

### **Bathroom**

Full bathroom suite comprising walk in shower with rain effect showerhead, chrome controls and hand/shower attachment, wc with low level flush, pedestal wash hand basin, panelled bath, double radiator, obscured glass window to the rear elevation, exposed painted floorboards.

### **Second Floor Landing**

Velux window to the rear elevation, eaves storage space, wood panelling.

### **Bedroom Three**

13'10" x 17'8" (4.23 x 5.41)

Velux window to the rear elevation, eaves storage cupboard, window to the front elevation.

### **En-Suite**

Comprising walk in shower with chrome controls and chrome showerhead, wc with low level flush, pedestal mounted wash hand basin with tiled splashback, heated towel rail.

### **Outside**

#### **Front Garden**

Retaining walls, pathway leads to the front entrance.

#### **Rear Garden**

Predominantly decked with low maintenance in mind, enclosed with a combination of retaining walls and fencing, rear access is available, well stocked shrub and flowerbeds, large timber framed workshop with double opening doors.

### **Agents Note**

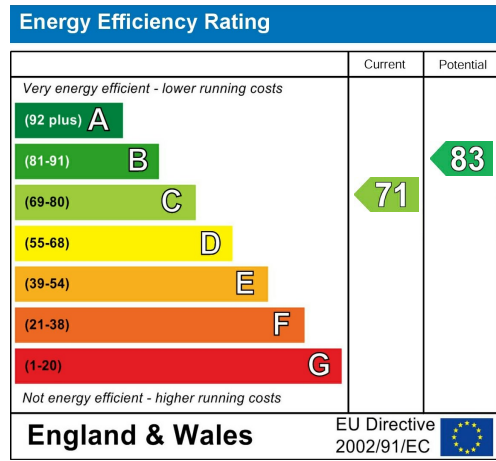
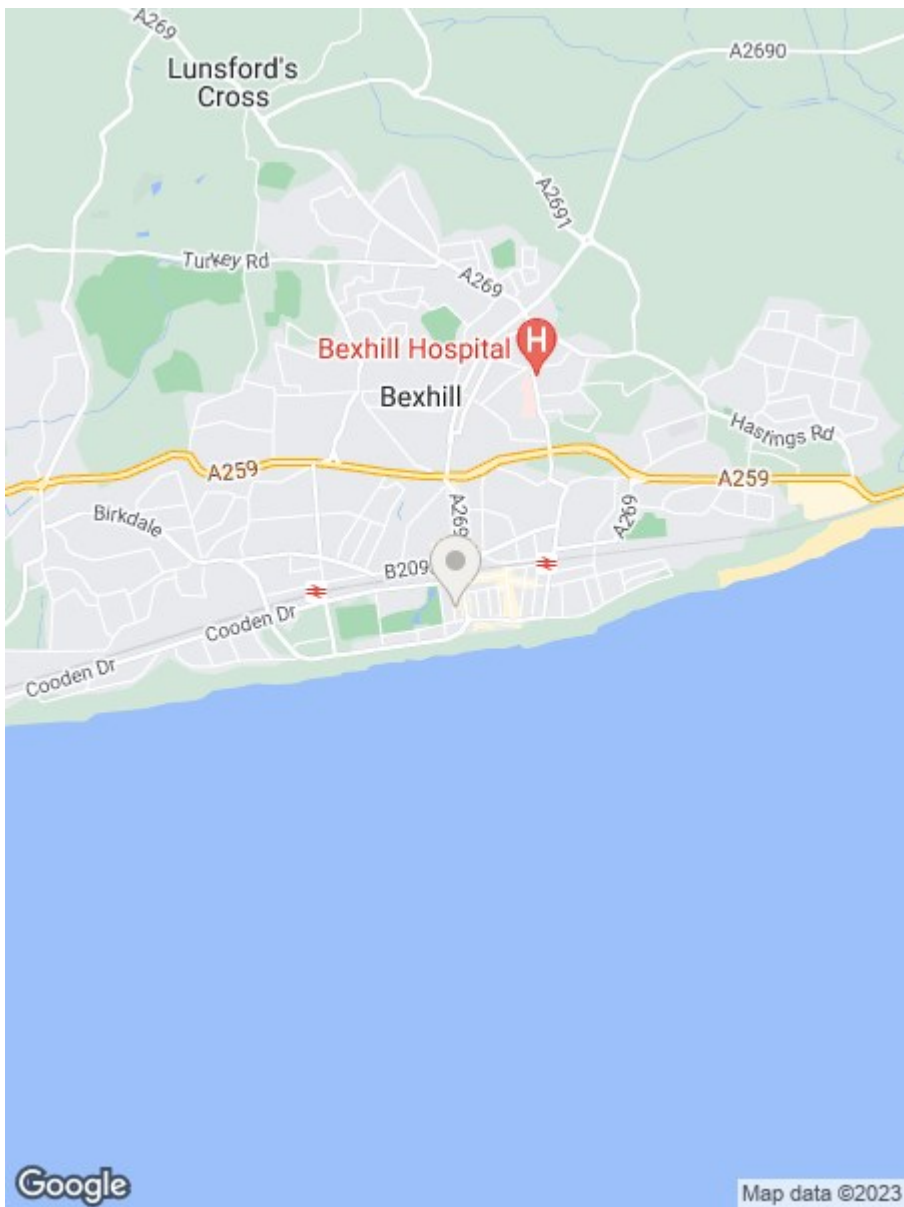
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 1567 sq.ft. (145.5 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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