

**RUSH  
WITT &  
WILSON**



**3 Roundacres Way, Bexhill-On-Sea, East Sussex TN40 2QE  
£325,000**

**A beautifully presented three bedroom terrace house with garage, modern kitchen and bathroom, downstairs cloakroom , conservatory, private front and secluded rear garden, utility room, gas central heating system, double glazed windows and doors and garage, viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



**Entrance Hallway**

With entrance door, parquet flooring, under stairs cloaks cupboard.

**Cloakroom**

WC with low level flush, pedestal mounted wash hand basin, half height wall tiling, obscured glass window to the front elevation, vanity unit.

**Living/Dining Room**

19'10" x 12'7" (6.07 x 3.85)

Window to the rear elevation overlooking the westerly facing rear garden, parquet flooring, two double radiators, open fireplace.

**Conservatory**

15'1" x 7'1" (4.60 x 2.18)

uPVC double glazed construction, two double radiators, patio doors lead out onto the westerly facing rear garden, tiled wood effect flooring.

**Kitchen**

11'6" x 9'10" (3.53 x 3.00)

Window to the front elevation, modern fitted kitchen comprising a range of base and wall units with wood block effect laminate worktops, stainless steel stainless steel sink unit with mixer tap, plumbing for washing machine, double radiator, breakfast bar, space for fridge/freezer and additional white goods, tiled splashbacks, gas hob with extractor canopy and light, integrated oven and grill.

**Utility Room**

6'4" x 4'5" (1.95 x 1.36)

Obscured glass windows to the side elevation, space for tumble dryer, laminate worktop, wall mounted gas central heating and domestic hot water boiler.

**First Floor Landing**

Access to the roof space.

**Bedroom One**

11'11" x 11'3" (3.64 x 3.45 )

Window to the rear elevation, double radiator, built in wardrobe cupboard.

**Bedroom Two**

12'3" x 8'7" (3.75 x 2.64)

Window to the rear elevation, double radiator.

**Bedroom Three**

10'10" x 7'5" (3.31 x 2.28)

Window to the front elevation with far reaching views , double radiator, wardrobe recess.

**Bathroom**

Suite comprising double ended bath, electric shower unit, controls and showerhead, hand/shower attachment, folding screen, heated towel rail, built in airing cupboard with pre-lagged hot water cylinder, wc with concealed cistern, inset wash hand basin with vanity unit beneath, fully tiled walls, obscured glass window to the side elevation.

**Outside****Front Garden**

Mainly laid to lawn with pathway to the front entrance, side access.

**Rear Garden**

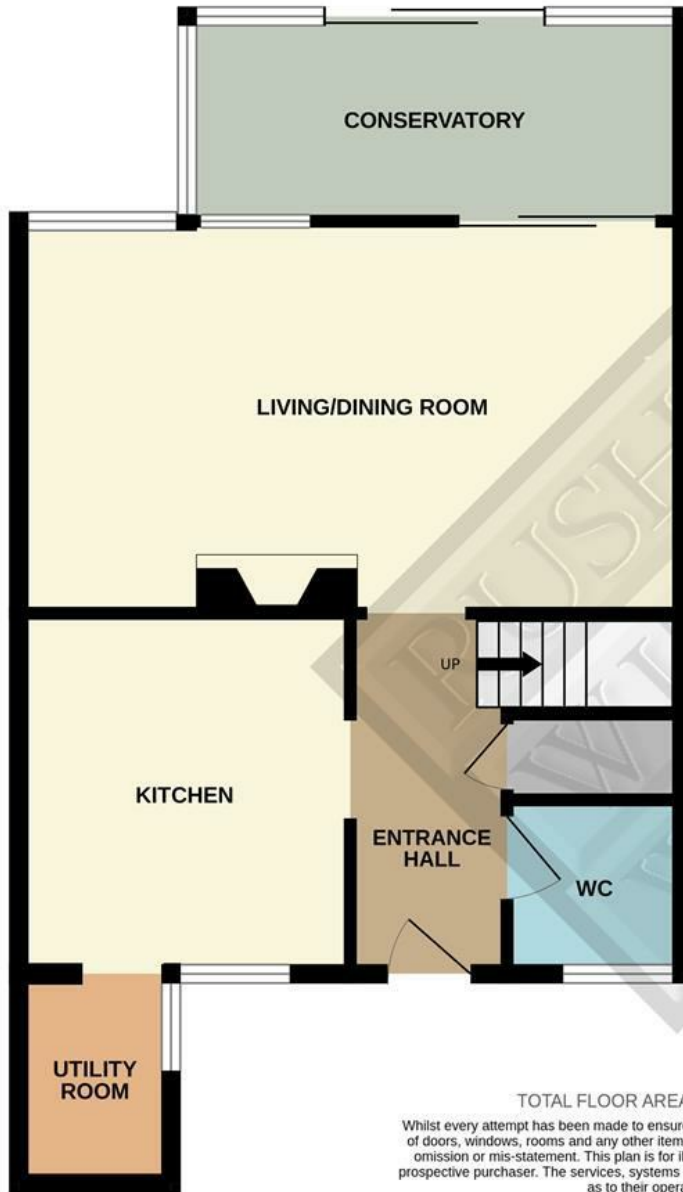
Westerly facing, patio area for alfresco dining, timber framed shed, gate to rear, all enclosed with fencing to all sides offering privacy and seclusion.

**Garage Enbloc****Agents Note**

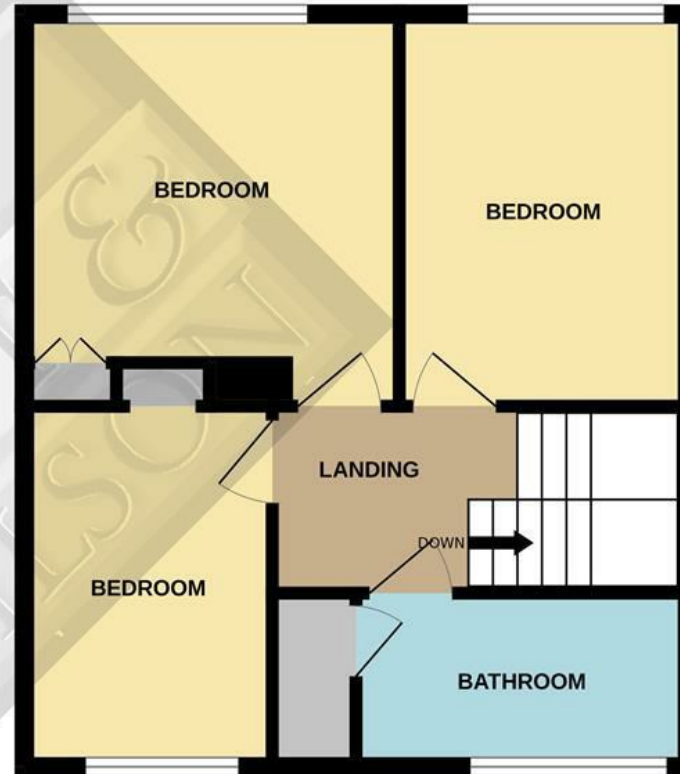
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.

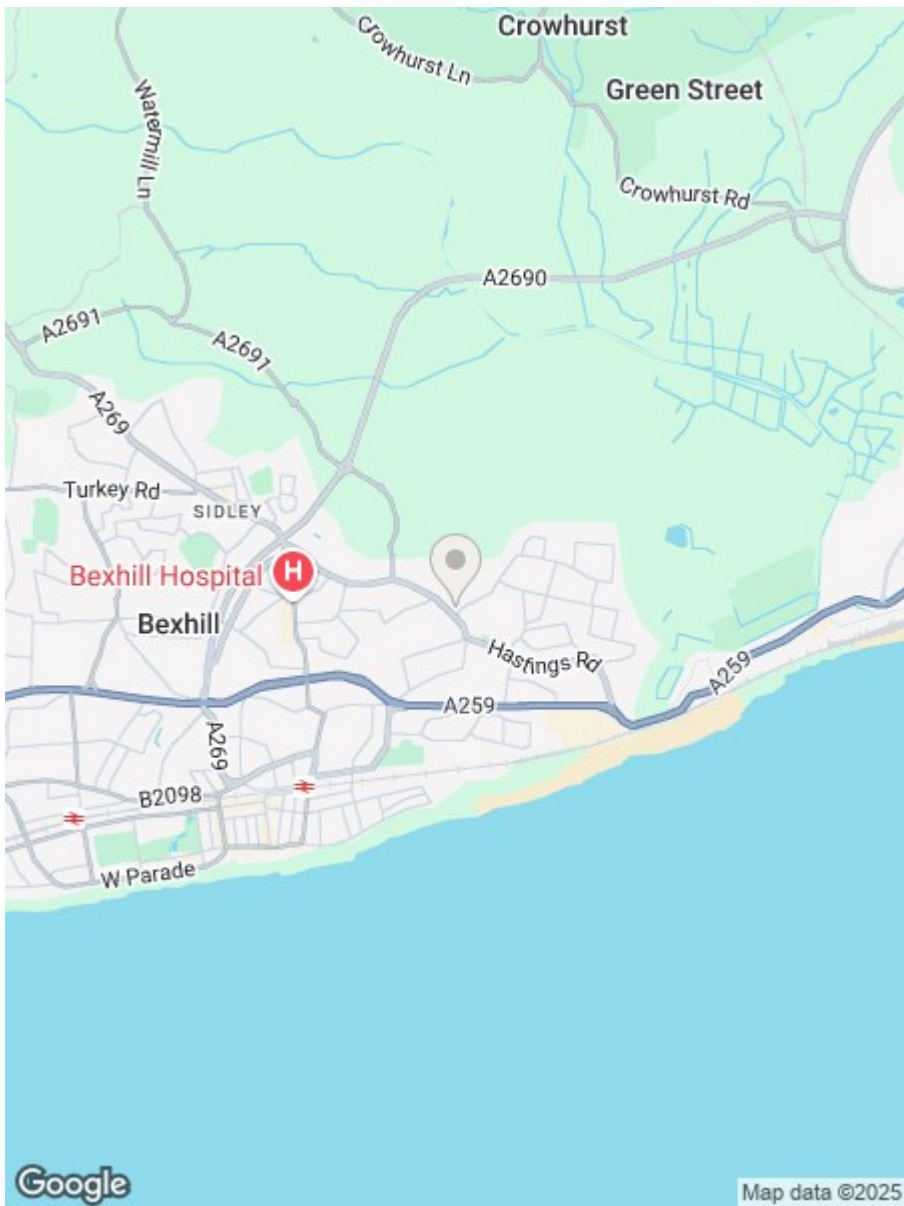



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.




TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	

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