

**RUSH
WITT &
WILSON**



25 Paton Road, Bexhill-On-Sea, East Sussex TN39 5DJ
£225,000

*** Investment Buy To Let Opportunity with tenant in situ, current rent £850 P/M * A three bedroom partial terraced house with gas central heating system, double glazed windows and doors, kitchen/breakfast room, living room, private front and rear gardens, off road parking. Viewing comes highly recommended by RWW Bexhill.**



Entrance Hallway

With entrance door, window to the front elevation, single radiator.

Living Room

13'10 x 9'7 (4.22m x 2.92m)

Window overlooks the front elevation, double radiator, feature fireplace.

Kitchen/Breakfast Room

13'9 x 15'6 (4.19m x 4.72m)

Window overlooks the rear elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, space for fridge, space for washing machine, space for cooker, built in storage cupboards, tiled splashbacks.

Rear Lobby

With door to the front garden, utility cupboard, plumbing for washing machine, gas central heating and domestic hot water boiler, secondary storage cupboard.

First Floor Landing

Access to roof space, double radiator.

Bedroom One

14'7 x 9'5 (4.45m x 2.87m)

Two windows overlook the rear elevation, double radiator.

Bedroom Two

12'1 x 11'4 (3.68m x 3.45m)

Window to the front elevation, double radiator.

Bedroom Three

9'5 x 7'2 (2.87m x 2.18m)

Window to the front elevation, single radiator, built in wardrobe cupboard.

Bathroom

Suite comprising panelled bath, hand/shower attachment, pedestal wash hand basin, obscure glass window to the rear elevation.

Separate WC

WC with low level flush, obscured glass window overlooks the rear elevation.

Outside**Front Garden**

Provides off road parking, enclosed with some fencing, chipped stone pathway leading to front entrance door and side access.

Rear Garden

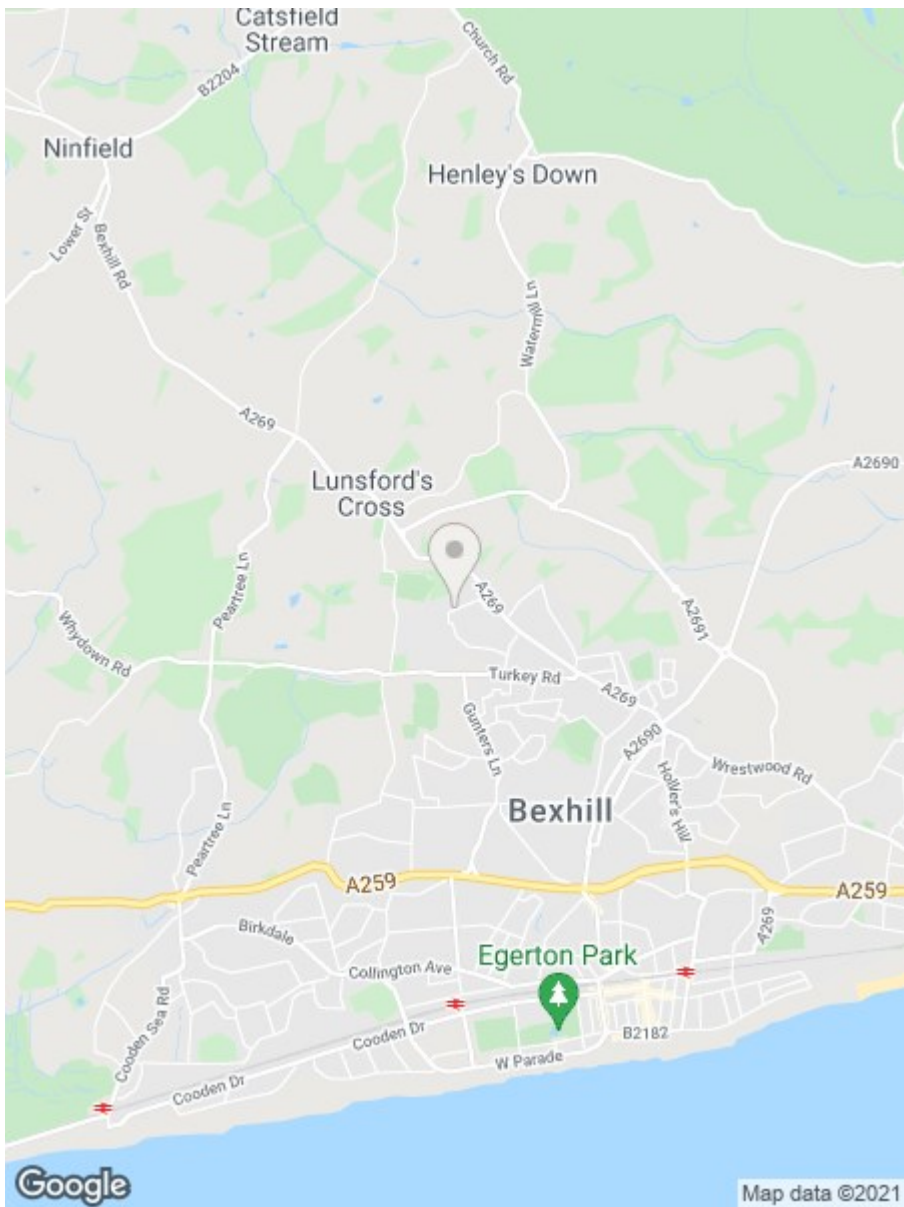
Enclosed with fencing to all sides, patio area for alfresco dining, timber framed shed, side access.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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**