

**RUSH  
WITT &  
WILSON**



**6 Leopold Road, Bexhill-On-Sea, Sussex TN39 3PF**  
**Chain Free £290,000**

**Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom mid-terrace house conveniently located within easy walking distance of Bexhill town centre. Offering bright and spacious accommodation throughout the property comprises bay fronted lounge, modern fitted kitchen/diner, utility room, three double bedrooms, family bathroom and en-suite to the master bedroom. Other internal benefits include gas central heating to radiators, double glazed windows and underfloor heating to the ground floor. Externally the property offers a well presented and low maintenance rear garden. Ideally situated within direct and easy access to Bexhill town centre and amenities, main line rail station, beach, seafront and parks. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this highly convenient location. OFFERED WITH NO ONWARD CHAIN.**



### **Entrance Hallway**

Obscured glass panelled double glazed front door leading to the entrance hall, radiator, under floor heating, tiled floor, services cupboard housing electric consumer unit and electric meter, stairs leading to first floor.

### **Kitchen/Diner**

Double glazed windows to the rear elevation overlooking the rear garden courtyard, modern vertical radiator, tiled floor with under floor heating, modern fitted kitchen with range of matching wall and base level units with laminate roll edge worktop surfaces, space for American style fridge/freezer, worktop mounted gas hob with fitted stainless steel extractor hood above, integrated electric oven, open archway leading through to lounge and open archway leading through to utility space, recess ceiling spotlights and part tiled walls.

### **Lounge**

12'11" x 11'9" (3.95 x 3.59)

Double glazed bay fronted window to the front elevation, radiator, open archway leading back through to the kitchen/diner.

### **Utility Room**

7'9" x 4'4" (2.37 x 1.33)

Double glazed window to the rear elevation, double glazed door to the side elevation giving access onto the rear garden courtyard, modern fitted matching wall and base level units with laminate roll edge worktop surfaces, composite bowl and half sink with drainer and mixer tap, plumbing space for washing machine, tiled floor with under floor heating, part tiled walls, recessed ceiling spotlights.

### **First Floor**

Double glazed window to the rear elevation, radiator, stairs leading to second floor, recessed ceiling spotlights.

### **Bedroom Two**

13'0" x 9'7" (3.98 x 2.93)

Double glazed windows to the front elevation, radiator.

### **Bedroom Three**

9'8" x 9'6" (2.95 x 2.92)

Double glazed window to the rear elevation, radiator.

### **Family Bathroom**

Obscured double glazed window to the rear elevation, heated chrome towel rail, modern white bathroom suite comprising panelled enclosed bath with mixer tap, wall mounted shower controls, shower attachment and rain effect showerhead, vanity unit with wash hand basin with mixer tap, and storage cupboard beneath, low level WC, fully tiled walls and fully tiled floor, recessed ceiling spotlight, extractor fan.

### **Second Floor Landing**

Double glazed window to the rear elevation.

### **Master Bedroom**

18'11" x 10'4" at widest points. (5.77 x 3.16 at widest points. )

Double glazed window to the rear elevation, radiator, door leading through to en-suite shower room, ceiling mounted spotlights.

### **En-Suite Shower Room**

Double glazed Velux window to the front elevation, heated chrome towel rail, modern white shower room suite comprising vanity unit with wash hand basin and mixer tap and storage cupboard beneath, low level WC, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, fully tiled walls and floor, recessed ceiling spotlights and extractor fan.

### **Externals**

#### **Rear Garden**

Low maintenance rear garden, mainly laid with patio and tile, boarded by feature brick walls, obscured glass panelled door giving access to the boiler/store room( housing the gas central heating boiler).

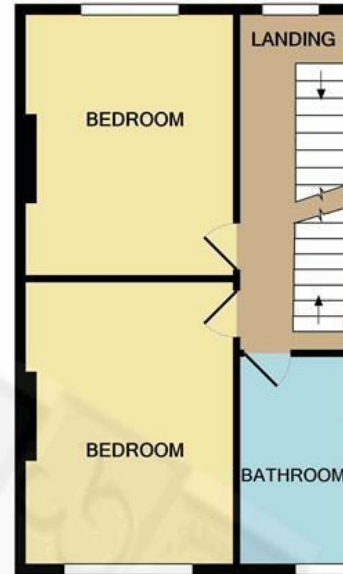
#### **Agents Note**

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 440 SQ.FT.  
(40.8 SQ.M.)



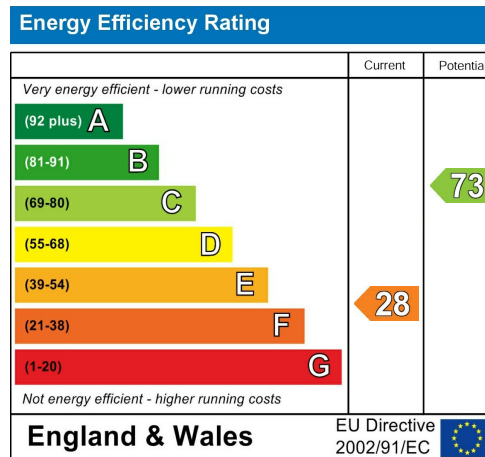
1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 249 SQ.FT.  
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 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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